

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 963 PAGE 439

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. K. Keller,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Will, his successors and assigns forever:

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

Seventy Five Hundred and No/100----- Dollars (\$ 7500.00) due and payable \$75.00 on the 15th day of each and every month hereafter commencing Sept. 15, 1964; payments to be applied first to interest, balance to principal; with the privilege to anticipate payment after one year, balance due five years from date,

with interest thereon from date at the rate of Six per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land situate, lying and being in Oneal Township, Greenville County, State of South Carolina, on the southwestern side of S. C. Road No. 92 (Mays Bridge Road) and being known and designated as the major portion of Tract No. 4 as shown on plat of property of mortgagor prepared by C. O. Riddle and recorded in the R. M. C. Office for Greenville County in Plat Book "EEE", Page 70 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of S. C. Road No. 92 at the corner of Tract No. 3 and running thence along the line of said tract S. 87-13 W. 288.8 feet to an iron pin; thence along the line of Tract No. 2 N. 21-37 E. 311.15 feet to a point; thence along the line of a new-cut lot (Lot No. 4A) N. 63-20 E. 132.7 feet to a point on the southwestern side of S. C. Road No. 92; thence along said road as follows: S. 36-49 E. 140 to an iron pin; S. 38-37 E. 100 feet to an iron pin; S. 41-52 E. 100 feet to an iron pin; S. 45-19 E. 100 feet to the point of beginning.

The above is a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 749, at Page 125.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and, is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Satisfied and Cancelled December 5, 1964

C. E. Robinson
As Trustee Under B.M. McGee Will

Witness:

Katherine Hahn

Jan H. Robinson

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Dec. 1964
Allie Janowitz

R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 11:36 O'CLOCK A.M. NO. 16317