

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 966 PAGE 551

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARMWORTH
R. M. C.

WHEREAS, we, Floyd O. Brown and Martha H. Brown,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. K. Keller, his heirs 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

Six Hundred Eighteen and 85/100 ----- Dollars (\$ 618.85) due and payable

\$25.00 on the 10th day of each and every month, commencing August 10, 1964; payments to be applied first to interest, balance to principal,

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 western side of S. C. Highway 253 and being known and designated as Tract No. 2 on plat of property of grantor prepared by C. O. Riddle September 1953, and recorded in the R. M. C. Office for Greenville County in Plat Book "DDD" Page 93 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of S. C. Highway 253 at the joint front corner of Tracts 1 and 2, which point is 200 feet southwest from a County road; and running thence along the western side of said S. C. Highway 253 N. 9-02 W. 200 feet to an iron pin; thence along the joint line of Tracts 2 and 3 S. 80-16 W. 414.9 feet to an iron pin; thence S. 10-30 E. 180 feet to an iron pin; thence along the joint line of Tracts 1 and 2 N. 83-04 E. 410 feet to the point of beginning, and containing 1.80 acres, more or less. TOGETHER WITH the right-of-way or easement to use the strip of land 50 feet in width lying along the rear of Tracts 1 and 2 for ingress and egress.

The above is the same property conveyed to the mortgagors by the mortgagee by his deed of even date and recorded herewith.

This is a purchase money mortgage.

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.

Paid in full February 15, 1966
J. K. Keller
Witness: L. P. Mason

SATISFIED AND CANCELLED OF RECORD

4 DAY OF April 1966

Ollie Farmworth

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

AT 9:50 O'CLOCK P. M. NO. 27430