First Mortgage on Real Estate

GREWILLE CO. S. C. O. PAGE 56 MAR 17:2 06 PH 169 OLLIE FARNSWORTH

R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Phillip W. Key and Annette N. Key (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Greenville, in Chick Springs Township, situate on the southern side of Chantilly Court being shown as Lot 132 on plat of Botany Woods, Sector III recorded in Plat Book RR at page 37 in the RMC Office for Greenville County and Described as follows:

BEGINNING at an iron pin on the southern side of Chantilly Court at the corner of Lot 133 and running thence with Chantilly Court, S.64-30 W. 80 feet to an iron pin at the corner of Lot 131; thence with the line of said lot, S. 3-32 W. 194.6 feet to an iron pin; thence N. 83-02 E. 160 feet to an iron pin in line of Lot 132; thence with the line of said lot, N. 7-33 E. 173.4 feet to an iron pin in the line of Lot 133; thence with the line of said lot, N. 69-25 W. 103 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John L. Sloan to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.