

McKay

FILED
GREENVILLE CO. S. C.

BOOK 1221 PAGE 102

The State of South Carolina,
COUNTY OF GREENVILLE

FEB 2 2 26 PM '72
OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern: I, C. Burton Keppler

SEND GREETING:

Whereas, I, the said C. Burton Keppler

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to Winnie C. Roe and Joel T. Roe, Jr.

hereinafter called the mortgagee(s), in the full and just sum of Twenty thousand and no/100-----

----- DOLLARS (\$ 20,000.00), to be paid
\$4,000.00 one year from date; \$4,000.00 two years from date; \$4,000.00
three years from date; \$4,000.00 four years from date; \$4,000.00 five
years from date,

with interest thereon from date

at the rate of seven and one-half (7-1/2%)
annually

percentum per annum, to be computed and paid
until paid in full; all interest not paid when due to bear

interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Winnie C. Roe and Joel T. Roe, Jr., their heirs and assigns, forever:

ALL that parcel or tract of land situate South of U. S. Highway 135 and North of the property of the Commissioner of Public Works of Greer, in O'Neal Township, in Greenville County, South Carolina, and having, according to a survey made by Campbell and Clarkson January 29, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 43, at page 135, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of said tract, which is a short distance South of Highway 135 and runs thence along the property of Cox S. 79-06 E. 967.2 feet to a cedar tree; thence S. 79-06 E. 10 feet to a point in the center of a branch; thence following the branch as the line, the traverse line being as follows: S. 2-39 E. 247 feet, S. 15-04 W. 113 feet, S. 15-31 W. 257.2 feet, to a point in the center of said branch and in the center of Lake Cunningham Drive; thence continuing with the center of said branch, the traverse line being S. 25-48 W. 217.2 feet to a point on the edge of property of the Commissioner of Public Works for the City of Greer; thence along property of the Commissioner of Public Works for the City of Greer, the following courses and distances: S. 62-80 W. 115 feet, S. 6-22 W. 135 feet, S. 40-02 W. 156 feet, S. 6-52 W. 141 feet, S. 3-23 E. 162 feet, S. 52-57 W. 145 feet, N. 74-43 W. 154 feet, N. 34-18 W. 205 feet, (1)

(Continued on reverse)