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GREENVILLE CO. S. C. BOOK 1271 PAGE 571

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
DORINE S. TANKERSLEY
R.M.C.

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

I, William A. Keels

SEND GREETING:

WHEREAS, I the said William A. Keels

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty-six Thousand and No/100 (\$ 26,000.00) Dollars, with interest from the date hereof at the rate of seven 3/4 per cent (7 3/4%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Two Hundred Thirteen and 45/100

(\$ 213.45) Dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said William A. Keels, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, At the intersection of Kimbrell Road and Tara Avenue, being shown and designated as lot number THIRTY SEVEN (37), on plat of Cunningham Acres, recorded in the R. M. C. Office for Greenville County, S. C. in Plat 'book "BBB" page 118, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Tara Avenue, joint corner of Lots, Nos. 38 and 37, and running thence along the southerly side of Tara Avenue, S. 84-40 E., 98.4 feet to an iron pin; thence on a radius of a curve, the chord of which is S. 30-09 E., 40.7 feet to an iron pin; thence along the westerly side of Kimbrell Road, S. 24-22 W., 139.5 feet to an iron pin; thence N. 84-40 W., 76.5 feet to iron pin; thence along line of Lot No. 38, N. 5-20 W., 165 feet to the beginning corner.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and right-of-ways of record or on ground.

This is the same conveyed to Michael M. Turner and Anita S. Turner, by Michael W. Pannell by deed recorded in Deed Book 903, page 400, Greenville County R. M. C. Office.

This is the same property conveyed to us by Michael M. Turner and Anita S. Turner by deed dated April 2, 1973 to be recorded in the R.M. C. Office for Greenville County.