



BOOK 1284 PAGE 25

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
Jul 10 3 37 PM '73
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

-----Ronald Keimer and Margaret Karl Keimer-----
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 -----Fifty Thousand & No/100-----

DOLLARS (\$ 50,000.00) with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the southeasterly side of Rock Creek Drive and being shown and designated as Lots 9 and 10 according to plat of property of Greenville Country Club and Elizabeth G. McCall, dated April, 1956 and revised January 10, 1957, prepared by C. C. Jones & Associates, and recorded in the Office of the R.M.C. for Greenville County in Plat Book KK, Page 67, and having the following metes and bounds, to-wit: BEGINNING at a point on the southeasterly side of Rock Creek Drive at the joint front corner of Lots 8 and 9 and running thence along the southeasterly side of Rock Creek Drive, N. 52-56 E. 90 feet to a point, joint front corner of Lots 9 and 10; thence continuing along the southeasterly side of Rock Creek Drive, N. 52-56 E. 70 feet to a point; thence N. 46-36 E. 59.1 feet to a point in the line of property now or formerly of Pressley; thence turning and running along the line of said property, S. 17-33 E. 95 feet to a point in branch; thence S. 34-01 E. 221.8 feet to a point on the northeastern side of a 25-foot alley; thence turning and running along the northeastern side of said alley, S. 59-40 W. 86.6 feet to a point, joint rear corner of Lots 9 and 10; thence continuing S. 59-40 W. 90.6 feet to a point; joint rear corner of Lots 8 and 9; thence turning and running along the joint line of said lots, N. 37-04 W. 283.9 feet to the point of beginning.