

PO BOX 969
GREENVILLE, SC 29602
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE, CO. S. C.
DEC 21 11 49 AM '77
DONNIE S. TANKERSLEY
R.M.C.

1385 661

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES R. KEATON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK

(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 SEVENTEEN THOUSAND FOUR HUNDRED SEVENTY AND 32/100-----Dollars (\$17,470.32) due and payable

over a period of 84 months in monthly installments of \$207.98, which includes principal and interest, beginning January 20, 1977 and on the same day of each month thereafter (\$17,470.32 includes all interest based upon actual loan amount of \$11,700.00) with interest thereon from date at the rate of 12.15 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 GREENVILLE, shown and designated as Lot no. 4 on plat of Cedar Hill Subdivision, dated January, 1971, prepared by Charles K. Dunn, RLS no. 1578, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Woods Drive, joint front corner with lot no. 5 and running along said Woods Drive, N. 82-07 E., 199.8 feet to an iron pin; thence turning and running S. 05-44 E., 496.4 feet to an iron pin; thence S. 79-11 W., 200 feet to an iron pin; thence turning and running N. 05-44 W., 508.2 feet to an iron pin on Woods Drive, being the beginning point.

This is the identical property conveyed to Charles R. Keaton by deed of E. Douglas Patton, Individually and Trustee for Leroy Cannon by deed of even date to be recorded simultaneously.

Late charge penalty will be \$5.00 or 5% of the installment, whichever is less, if payment is more than 10 days past due.

DOCUMENTARY
STAMP
TAX
\$ 207.00

Together with all and singular rights, members, hereditaments, 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.

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