

MORTGAGE OF REAL ESTATE - Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

APR 31 3 44 PM '77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MARIE S. TANKERSLEY
R.M.C. MORTGAGE



RECORDED
INDEXED
MAY 1 1977
3 00 AM

TO ALL WHOM THESE PRESENTS MAY CONCERN: CALVIN J. KEELER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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

TWELVE THOUSAND EIGHT HUNDRED SEVENTEEN AND 56/100 DOLLARS (\$ 12,817.56)
due and payable

in 84 consecutive monthly payments of \$152.59 beginning April 22, 1977 and continuing on the 22nd day of each and every month until paid in full, payments to be applied first to interest which is included in the principle, and then to principle.

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: as stated above.

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, containing 6.0 acres more or less, according to plat made by Carolina Surveying Co. for Calvin J. Keeler dated February 24, 1977 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at a nail and cap in the center of S. C. Highway 20 and running thence N. 5-45 E. 198 ft. to a nail and cap in the center of said road; thence leaving said road and crossing the P & N Railroad S. 77-15 E. 95-7 ft. to an iron pin; thence with the eastern side of the right of way of P & N Railroad N. 5-45 E. 501.6 ft. to an iron pin; thence with the joint line of property of the Bessie R. Mahaffey Estate N. 87-04 E. 399 ft. to an iron pin at joint corner of Keeler property; thence S. 7-23 W. 593.2 ft. to an iron pin; thence N. 86-34 W. 145.2 ft. to an iron pin; thence S. 23-44 W. 134.6 ft. to an iron pin with the joint line of property of Robert Keeler; thence N. 87-54 W. 133 ft. to an iron pin; thence S. 81-40 W. 60.8 ft. to an iron pin on the eastern side of the right of way of P & N Railroad; thence N. 77-15 W. 95.7 ft. to a nail and cap in the center of S. C. Highway 20, the point of beginning.

The above described property is conveyed subject to any restrictions, reservations, easements or rights of way that may appear of record, on the plat referred to which is to be recorded herewith or as may appear on the premises.

The above described property is the same conveyed to the Mortgagor by the Deed of Rachel Louise K. Keeler by Deed 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.

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