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MORTGAGE OF REAL ESTATE—Offices of ~~XXXXXXXXXXXXXXXXXXXX~~ Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

BOOK 1423 PAGE 817

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DANIEL T. McKEITHAN and CAROLYN K. McKEITHAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELSIE M. GRIFFETH

(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

Ten Thousand and No/100 ----- Dollars (\$ 10,000.00) due and payable

as set forth in note of even date

with interest thereon from date at the rate of 8-1/2 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, lying and being on the northeasterly side of LaVista Court, in the City of Greenville, S. C., and being designated as Lot No. 11 on plat entitled "Subdivision of Property of Ruth H. Lynch" recorded in the RMC Office for Greenville County, S. C., in Plat Book XX, page 71, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of LaVista Court, joint front corner of Lots No. 10 and 11, and running thence along the common line of said lots N. 43-48 E. 160 feet to an iron pin in the rear line of Lot No. 4; thence running along the rear line of Lots No. 4 and 3 N. 46-12 W. 110 feet to an iron pin, joint rear corner of Lots No. 11 and 12; thence along the common line of said lots S. 43-48 W. 160 feet to an iron pin on the northeasterly side of LaVista Court; thence along said Court S. 46-12 E. 110 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Elsie M. Griffeth of even date herewith to be recorded.

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RECORDED
FEB 20 1978
4.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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