

507 N. North Street
Greenville, SC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NOV 20 1978
S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1477-400

WHEREAS, IRA K. KEENAN, JR. AND DENISE KEENAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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
FOURTEEN THOUSAND SEVENTY-FOUR AND 00/100-- Dollars (\$14,074.00) due and payable

FIVE HUNDRED (\$500.00) DOLLARD DUE ON PRINCIPAL EVERY SIX MONTHS WITH INTEREST TO BE COMPUTED AND PAID SEMI-ANNUALLY; ENTIRE NOTE DUE AND PAYABLE WITHIN TWO YEARS FROM DATE:(OR WHEN PROPERTY OWNED BY MORTGAGORS LOCATED ON HIGHWAY 153 IS SOLD)
with interest thereon from date at the rate of _____ per centum per annum, to be paid:

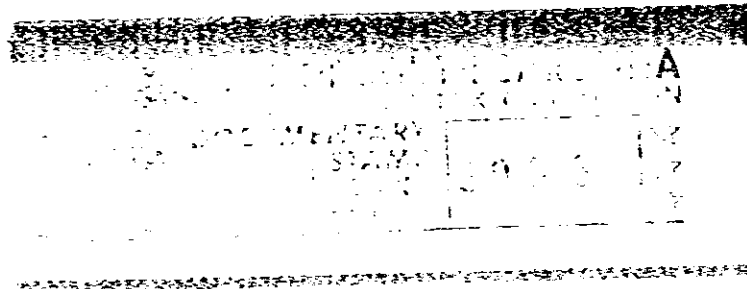
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, City of Mauldin, on the northeastern side of Highway No. 276 (Main Street), being that property shown on a plat entitled "Property of Paul J. Foster and Norman W. Huff located in Mauldin" made by Robert R. Spearman, Registered Surveyor, dated January 29, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of instant property and property of McDonalds Corp., and running thence along the northeastern side of Main Street (Highway No. 276) N. 16-03 W. 30 feet, more or less, to an iron pin at the joint front corner of instant property and property now or formerly of Walter Griffin; thence along Griffin line N. 70-15 E. 556 feet to an iron pin in line of A.C.L. Railroad; thence along said line S. 19-00 E. 298.0 feet to an iron pin; thence along line of property of S.C. National Bank S. 78-49 W. 336.0 feet to an iron pin; thence along line of McDonalds Corp. N. 17-12 W. 205.55 feet to an iron pin; thence still along the line of McDonald's Corp. S. 70-15 W. 225.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagors by deed of Paul J. Foster, Jr. to be recorded of even date herewith.



Together with all and singular rights, members, herditaments, 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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