

MORTGAGE OF REAL ESTATE - Offices of Larry R. Patterson, Attorney at Law, Greenville, S.C.

Mortgagee's address:
112 ...
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.
AUG 15 '80
SLEY

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James L. Keese and Zelpha H. Keese
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto David C. Brown

(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

Twenty-three Thousand and no/100 ----- DOLLARS (\$ 23,000.00).
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: in monthly payments of \$206.95 each, the first of said payments being due August 1, 1980, and a like installment due on the same day of each month thereafter until paid in full.

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, on the southwestern side of Wilburn Avenue, being known and designated as Lot Number 129 on plat of Westview Heights made by Dalton & Neves, Engineers, dated June 1941 and recorded in Plat Book M at Page 11 of the RMC Office for Greenville County and having according to said plat prepared by R.E. Dalton dated February 23, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Wilburn Avenue at the joint front corner of Lots 129 & 130, said pin being 355.1 feet in a northwestern direction from the point where the southwestern side of Wilburn Avenue intersects with the northwestern side of Anderson Road and running thence with the southwestern side of Wilburn Ave., N 46-34 W 61 feet to an iron pin at the joint front corner of Lots 128 and 129; thence with the line of Lot 128, S 43-30 W 150 feet to an iron pin; thence, S 46-34 E 61 feet to an iron pin; thence with the line of Lot 130, N 43-30 E 150 feet to an iron pin on the southwestern side of Wilburn Avenue, the point of beginning.

This is the same property conveyed to the mortgagors by deed of mortgage dated June June 30, 1980 and recorded on even date herewith.

The parties agree that the mortgagee shall have the right to approve any purchaser of the property subject to this mortgage, failing in that the entire amount due shall become immediately due and payable.

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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