

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
R.M.C. CO. S.C.

MORTGAGE OF REAL ESTATE

1517-106

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 23 10 45 AM '80

DONNIE S. TANKERSLEY

WHEREAS, GORDAN E. KEENE and PHILLIS G. KEENE

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. G. RAINES

(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  
Three Thousand and No/100-----Dollars (\$ 3,000.00 ) due and payable

in twenty-four (24) equal payments of One Hundred Thirty-nine and 83/100 Dollars (\$139.83) per month beginning September 2, 1980, and continuing each and every month thereafter until paid in full

with interest thereon from \_\_\_\_\_ at the rate of 11 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:

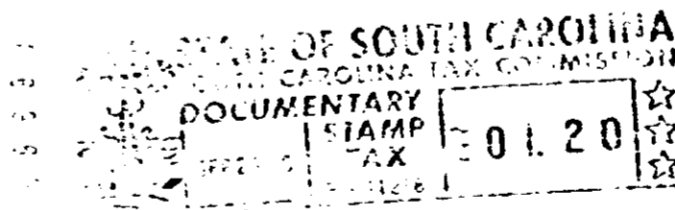
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being shown as 2.2 acres on plat of Gordan E. Keene and Phillis W. Keene, prepared by Dalton and Neves Company, Engineers, dated July, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8D at Page 83, and having the following dimensions:

Said lot fronts 170 feet on West Georgia Road, runs back to a depth of 602.4 feet on its eastern boundary, a depth of 557.8 feet on its western boundary, and is 181.7 feet across the rear.

This being the identical property conveyed to Gordan E. Keene and Phillis G. Keene by deed of W. G. Raines dated June 3, 1974, and recorded June 11, 1974, in Greenville County, Deed Book 1000, at Page 841.

This Mortgage is intended as additional security for that certain Bond for Title executed between the parties and recorded in the R.M.C. Office for Greenville County, August 4, 1980, in Deed Book 1130 at Page 435.



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 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.