

STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } TO ADL WHOM THESE PRESENTS MAY CONCERN:

FILED
JUN 26 11 14 AM '03
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WHEREAS, MICHAEL ALLEN AND LINDA ALLEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto TONY RAY KEATON

(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's ----- Dollars (\$ 23,000.00) due and payable

with interest thereon from ----- date at the rate of twelve (12) per centum per annum, to be paid: according to said Note.

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.

ALL that piece, parcel or lot of land located in northern Greenville County, containing 2.37 acres, and according to a plat survey prepared by Terry T. Dill, Registered Surveyor No. 104, dated September 8, 1966, and April 7, 1969, having the following metes and bounds, to-wit:

BEGINNING at the center of a County Road now known as Dogwood Boulevard at the joint corner of this property owned by Viola Pearson Butler and running thence N. 29-34 E. 93.8 feet to an iron pin; running thence N. 34-27 E. 467 feet to an iron pin in the center of said road; running thence S. 83-15 E. 202 feet to an iron pin; running thence S. 29-08 W. 422 feet to an iron pin; running thence S. 76-28 W. 193 feet to an iron pin; and running thence S. 76-28 W. 126 feet to the point of beginning.

ALSO, ALL that piece, parcel or lot of land located in northern Greenville County, containing 1.05 acres, more or less, and having according to a plat survey prepared by W. C. Lindsey, Jr., Registered Surveyor No. 6581, dated October 4, 1982, having the following metes and bounds, to-wit:

BEGINNING at an iron pin found at the joint corners of the above tract and this tract on a boundary line of Viola Pearson Butler and running thence N. 74-27 E. 296.4 feet to an iron pin; running thence N. 17-23 W. 309 feet to an iron pin; and running thence S. 27-18 W. 421.3 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Tony Ray Keaton of even date herewith and recorded of even date with this instrument.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 20 03
STAMP
TAX
09.20

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 who may ever lawfully claiming the same or any part thereof.