

Mortgagee Address: 43 Isbell Lane, Greenville, SC 29607

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. WALKERSLEY
R.M.C.

WHEREAS, CHARLES S. ELLER, JR., and CONNIE S. ELLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES L. KEESE and LAURA H. KEESE

(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 TWO THOUSAND SIX HUNDRED AND NO/100 Dollars (\$2,600.00) due and payable

In 36 consecutive equal monthly installments in the amount of \$34.36 commencing the first day of December, 1983, with a final Balloon payment in the amount of \$1363.04 due and payable on the first day of November, 1986.

with interest thereon from date at the rate of TEN 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 known and designated as Lot 16 of Belmont Heights as recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG at Page 54, being more particularly described on plat entitled "Property of James L. Keese and Laura H. Keese" recorded in the RMC Office For Greenville County in Plat Book 10-B at Page 36; said plat being craved for the specific metes and bounds as appear thereon.

THIS being a Second mortgage and junior in Lien to that certain mortgage given by James L. Keese and Laura H. Keese to Alliance Mortgage Company dated September 26, 1983, and recorded in the RMC Office for Greenville County in Mortgage Book 1628 at Page 691 on October 3, 1983, with a present balance of \$53,3867.36.

This being the same property conveyed to mortgagors herein by deed of Mortgagee herein dated November 7, 1983, and recorded in the RMC Office for Greenville County of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
NOV-83
STAMP TAX
\$ 01.04

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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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