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MONTIGAGE OF REAL ESTATE

R.H.C. PURCHASE MONEY

MORTGAGE OF REAL ESTATE

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MORTGAGE OF REAL ESTATE

R.H.C. PROCESSION OF THE PRESENTS MAY CONCERN:

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

WHEREAS, Craig L. Ticknor and Mary Helen C. Ticknor,

thereinsiter referred to as Mortgagor) is well and truly indebted unto

C. BURTON KEPPLER

thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date berewith, the terms of which are incorporated herein by reference, in the sum of Nine Thousand One Hundred Nine and 83/100ths - - - - - - - -

" Dollars (\$9, 109.83) due and payable

in accordance of terms of promissory note of even date herewith

with interest thereon from date

at the rate of ten (10%) per centum per annum, to be paid:

as a part of the annual payments
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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof is hereby acrnowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

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ALL that certain tract of land containing 7.81 acres more or less South of U. S. Highway 135 and North of the property of the Commissioner of Public Works of Greer, in O'Neal Township, in Greenville County, South Carolina as shown on a plat prepared for Craig L. Ticknor, dated April 30, 1979, by T.M. Thompson, R.L.S., said plat being recorded in Plat Book 7-A, at Page 70, in the R.M.C. Office for Greenville County, S.C.; said property having such metes and bounds as shown thereon.

This being the same property conveyed unto Craig L. Ticknor and Mary Helen C. Ticknor by deed of C. Burton Keppler, dated and recorded concurrently herewith.

STATE OF SOUTH CAROLINA
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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 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 Mortgagoe layever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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