

Mortgagee Address:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
14 Seven Oaks Drive
Greenville, SC 29605
MORTGAGE OF REAL ESTATE

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NOV 15 4 37 PM '83
RECEIVED
MORTGAGE DEPARTMENT
GREENVILLE, SC

WHEREAS, JAMES L. KERBY and RAURA H. KEESE

(hereinafter referred to as Mortgages) is well and truly indebted unto JOYCE C. WARWICK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIFTY FOUR THOUSAND AND NO/100-----

Dollars \$ 54,000.00 ; due and payable
In 180 consecutive monthly installments in the amount of \$648.09, inclusive of principal and the accrued interest thereon, commencing on the 7th day of December, 1983, and continuing in like amount and on like date until all indebtedness shall be paid in full, which in any event shall be on or before the 7th day of November, 1998. Provided that there shall be no penalty for payment in full before the date of maturity.

with interest thereon from date of the rate of TWELVE per centum per annum, to be paid: Monthly as above stated.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 Lot 11, Isbell Heights Subdivision on plat recorded in the RMC Office for Greenville County, SC, in Plat Book XX at Page 167, said plat being craved for the specific metes and bounds as appear thereon.

This being the same property conveyed to Mortgages herein by deed of Mortgagee as recorded November 15, 1983, in the RMC Office for Greenville County, SC in Deed Book 1200 at Page 564.

RECORDED
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GREENVILLE, SC

Together with all and singular rights, members, hereditaments, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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