

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

NOV 15 4 38 PM '83

WHEREAS, JAMES L. KEESE and LAURENCE KEESE

(hereinafter referred to as Mortgages) is well and truly indebted unto ALBERT GEORGE BRICCO

(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 SIXTEEN THOUSAND EIGHT HUNDRED SEVEN and 57/100 Dollars, \$ 16,807.57 ; due and payable

In consecutive monthly installments in the amount of Two Hundred Two and 86/100 (\$202.86) commencing on the First day of December, 1983, and continuing in like manner and in like amount until such indebtedness, together with accrued interest thereon, shall be paid in full, which in any event shall be on or before the First day of 1994 with interest thereon from date at the rate of NINE 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, 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 Mortgagees herein by deed of Joyce C. Warwick dated November 7, 1983, and recorded in the RMC Office for Greenville County, SC in Deed Book 200 at Page 54, of even date herewith.

This being a second mortgage and junior in lien to that mortgage given by James L. Keese and Laura H. Keese to Joyce C. Warwick dated November 7, 1983, and recorded in the RMC Office for Greenville County, SC, in Mortgage Book 1635 at Page 501 of even date herewith, having an original principal balance of \$54,000.00.

RECORDED IN 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 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 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 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 whomsoever lawfully claiming the same or any part thereof.

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