

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JUL 12 3 36 PM '71

BOOK 1198 PAGE 315

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Alvin Elmer Burdette,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Jarrard

(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-two Hundred fifty-five and 44/100-----Dollars (\$ 2255.44 ) due and payable

Cash payment of \$25.00 on June 1, 1971, and a like payment of \$25.00 cash on the first day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal.

May 1, 1971

with interest thereon from date at the rate of 6% per centum per annum, to be paid: Monthly

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, known as lots 6, 7, and 8 on plat of property of W. C. Brooks at Marietta, S. C., according to plat recorded in the R. M. C. Office for Greenville County in Plat Book "WW" at page 259, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Clearview Circle, at the corner of lot #10, and running thence N. 47 W., 112.5 feet to an iron pin; thence S. 51-06 W., 133.4 feet to an iron pin; thence S. 10-21 W., 413.7 feet to an iron pin; thence S. 56-39 E., 113 feet to an iron pin; thence N. 16-21 E. 117 feet to an iron pin on Clearview Court; thence following the curve of said court, the chord of which is N. 23-09 W., 53 feet; thence continuing with the curve of said court, the chord of which is S. 41-06 W., 35 feet; thence along the western side of Clearview Court, N. 18 W., 245 feet to an iron pin; thence N. 43 E., 80 feet to the point of beginning.

William C. Brooks

And being a portion of that property conveyed to ~~me~~ by deed recorded in the R. M. C. Office for Greenville County in Deed Book 681, at page 406.

Less and excepting from the above metes and bounds description, lot 10, which was sold in Deed Book 712, page 504.

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 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.