

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANCERSLEY
A.M.C.

WHEREAS, ALVIN BURDETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto LUCIE PICKLESTEER WILLIAMS

(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 ONE THOUSAND FIVE HUNDRED AND NO/100THS----

Dollars (\$ 21,500.00) due and payable

in five (5) equal annual installments

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid annually, on the declining balance

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 or land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown on plat entitled "Property of Alvin Burdett", dated June, 1924, prepared by W. R. Williams, Jr. and being more particularly described as follows:

BEGINNING at a point on the northern edge of Southern Avenue and running thence S. 48-38 W. 30 feet to an old iron pin on the southern edge of Southern Avenue; thence with the line of property now or formerly of a subdivision known as Oakmont S. 48-18 W. 74.7 feet to an old iron pin; thence continuing with said line S. 48-01 W. 227.1 feet to an old iron pin; thence continuing with said line S. 48-11 W. 202.7 feet to an old iron pin; thence S. 48-11 W. 307.1 feet to an old iron pin; thence S. 48-11 W. 171.7 feet to an old iron pin; thence with the line of property now or formerly of Singleton S. 48-00 W. 111 feet to an old iron pin; thence with the line of property now or formerly of Irwin S. 48-00 W. 111.7 feet to an iron pin on the joint line of property now or formerly of Bedford; thence with the line of property now or formerly of Link N. 10 E. 1,250.7 feet to an iron pin in the center of an abandoned road crossing over two iron pins back on line; thence with the center of abandoned road as the line S. 40-18 E. 214.7 feet to an iron pin; thence S. 40-11 E. 40.7 feet to an iron pin; thence S. 47-22 E. 141.7 feet to an iron pin; thence N. 46-10 E. 41.6 feet to an iron pin; thence with Southern Avenue S. 40-00 E. 28.7 feet to the point of beginning.



Together with all and singular rights, franchises, benefits, and appurtenances to the same belonging in any way present or appertaining, and all of the rents, issues, and profits which may arise or be had thereon, and including all fixtures, personal and real, and fixtures, fixtures now or hereafter attached, connected, or fixed thereto, in any manner, to be 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter described in this instrument, that it has good right and a lawful authority to sell, lease or convey the same, and that the premises are not subject to any liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the title to the said premises unto the Mortgagor's heirs, to and against the Mortgagor and all persons claiming under him, and the same are so partitioned.

0661

4328 RV-2