

138 RASOR DR. GREENVILLE, S.C. 29611

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S.C.  
27 PM '79  
DOUGLAS R. BURNS  
CYNTHIA G. BURNS

WHEREAS, DOUGLAS R. BURNS AND CYNTHIA G. BURNS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT L. MARTIN

(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 Eight Thousand Nine Hundred Thirty-nine and 31/100

Dollars (\$8,939.31) due and payable in monthly installments of One Hundred Fifty (\$150.00) Dollars. Said monthly installments are to commence upon the completion date of the house being built, or to be built, by the mortgagors herein on the property described below. Once said monthly installments have commenced they shall continue to be made on the first day of each month thereafter until paid in full. The said monthly installments shall be made payable to Robert L. Martin, 138 Razor Drive, Greenville, South Carolina, with interest thereon from date at the rate of per centum per annum, to be paid:

NO INTEREST IS TO BE PAID ON THE PRINCIPAL OF THIS DEBT.

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, and being more particularly described as Part Lot 10 on plat of property entitled "Property of Douglas R. Burns and Cynthia G. Burns" recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 7-A, Page 42, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Part Lot 10 and Lot 11 on the east side of Razor Drive at a point 436.4 feet in a southerly direction from the southeast corner of the intersection of Razor Drive and Woodland Drive and thence along the east side of Razor Drive S. 18-43 W. 70 feet to an iron pin; thence S. 73-32 E. 199.55 feet to an iron pin; thence N. 18-58 E. 76 feet to an iron pin; thence along the line of Lot 11 N. 74-35 W. 200 feet to an iron pin, the point of beginning.

The above is the same property conveyed to mortgagors by deed of Robert L. Martin dated October 10th, 1979, and recorded in the R. M. C. Office for Greenville County, South Carolina, October 10th, 1979, in Deed Volume 113, Page 384.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY STAMP  
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Together with all and singular rights, members, herditaments, 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.

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