XXXLAW OFFICES OF THOMAS CORRISSEX, P.A. RANDALL S. HILLER, ATTY. 1577 944

MORTGAGE OF REAL ESTATE

S.C

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ervin William Bazzle and Caroline M. Bazzle

(hereinafter referred to as Mortgagor) is well and truly indebted unto James P. Burnette and Susan M. Burnette

(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 Eleven Thousand Three Hundred and No/100

Dollars ($ 11,300.00) due and payable

as set out in promissory note of even date

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, the Mortgagee's heirs, 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 26 on plat of Devenger Place, Section 1, recorded in Plat Book 4X at page 79 in the RMC Office for Greenville County.

Also: All that triangular piece, parcel or lot of land adjoining Lot 26 described as follows: Beginning at an iron pin on the northwestern side of Devenger Place at the joint front corner of Lot 26 and running thence with line of Lot 26, N. 48-18 W. 80.5 feet to an iron pin in line of Hudson property; thence with Hudson property, S. 2-36 W. to a point where said line intersects with the right of way of Devenger Place; thence with the northwestern right of way of Devenger Place in a southeasterly direction to the beginning corner.

This being the same property conveyed to Mortgagors by deed of James P. Burnette and Susan M. Burnette of even date to be recorded herewith.

Mortgagee's Address: c/o Rust International Corp.
P.O. Box 101
Birmingham, Ala. 35201

In the event this property is sold or mortgagor enters into a contract for the sale of this property this mortgage will automatically become due and payable. GWB

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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 all of 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 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 is 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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