

MAY 27 3 45 PM 1953

BOOK 563 PAGE 459

MORTGAGESTATE OF SOUTH CAROLINA, }
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Ben E. Burnett,

Greer, S.C.

, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co.

organized and existing under the laws of the State of South Carolina, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Seventy-four Hundred** ----- Dollars (\$ 7,400.00), with interest from date at the rate of **Four & one-fourth** per centum (**4 1/4** %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, S.C.

or at such other place as the holder of the note may designate in writing, in monthly installments of **Forty-five and 88/100** ----- Dollars (\$ 45.88), commencing on the first day of **July**, 19 **53**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **June**, 19 **73**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain parcel or lot of land situated on the West side of Pine Street Extension, near the limits of the City of Greer and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, being a portion of Tract No. 10 of the J.B. Burnett Estate according to survey and plat by H.S. Brockman, Surveyor, dated January 24, 1938, and being designated and shown as the Property of Ben E. Burnett according to survey and plat thereof by H.S. Brockman, Registered Surveyor, dated May 23, 1953, recorded in Plat Book "FF", page 77, R.M.C. Office for Greenville County, and having a frontage of 81.4 feet on Pine Street Extension, a depth of 291.4 feet on the North side, a rear line of 59.8 feet along Morrow Branch, and a depth of 298 feet on the South side.

This is the same property conveyed to Ben E. Burnett by deed of J.O. Burnett, recorded in Deed Book 445, page 269, R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the