$-1343 \pm 833$ 

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

## TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. BOBBY F. BURTON and MYRA BURTON

thereinafter referred to as Mortgagori is well and truly indebted unto

BANKERS TRUST

description referred to as Mortgagee' as evidenced by the Mortgagor's promissors note of even date herewith, the terms of which are incorporated bettern by reference in the sum of Three Thousand Five Hundred Seventy Eight and 04/100 ------
Dollars \$3,578,04 due and payable

in 36 monthly payments of \$99.39 each beginning September 20, 1975, and a like amount each successive month until paid in full.

after maturity at the legal rate

WHEREAS, the Moriginor may hereafter become indebted to the said Mortgagie for such further some as may be advanced to be for the Mortgagia's account for tisses, insurance premiums, public assessments repairs, or for size that purposes.

NOW, KNOW All MEN. That the Mortgagis, in consideration of the aforesaid delth and in order to secure the partners thereof, and of one other and in their some for which the Mortgages may be indefeed to the Mortgages at any time for advances made to be for his account by the Mortgages and also non-suderation of the further some of Three Dellars 53 600 to the Mortgages at an investigated and truly paid to the Mortgages at and before the wall or and deliners of these pressure, the recept whereof is lambour alborated in a control horizoned well and released and be accounted delta and released to Mortgages, its sources to and as one

BEGINNING at an iron pin on the southerly side of Barry Drive at the joint front corner of Lots 15 and 16 and running thence with the line of said lots, S. 62-30 W., 200.2 feet; thence N. 27-38 W., 100 feet; thence N. 62-30 E., 200.1 feet to a point on Barry Drive; thence with Barry Drive, S. 37-30 E., 100 feet to the point of beginning.

Block Book Reference: 538,6-1-52

Mortgagor hereby grants, bargains and conveys to Mortgagee a security interest in and to one 1972 Chevrolet Pick-up Truck bearing Serial # CCS 142 A 105837.









Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rests, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fistures now or bereafter attached, connected or fitted thereto in any minutes, at being the intention of the parties better that all such fistures and equipment, other than the usual brusehold furniture be considered a part of the real estate.

TO HAVE AND TO HOLD, all and a ngular the said premases unto the Mongagee, 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 here and encumbrances except as provided become The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the socion of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the halance inwing on the Mortgage debt, whether due or not.

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