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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1357 PAGE 361

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, JAMES EARL DIXON AND JACQUELYN M. DIXON

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. L. BURGER

(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 **THREE HUNDRED SIXTY FIVE AND 15/100** -----

Dollars (\$ 365.15) due and payable

DUE AND PAYABLE ONE YEAR FROM DATE

with interest thereon from **DATE** at the rate of **EIGHT** per centum per annum, to be paid: **one year from 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:

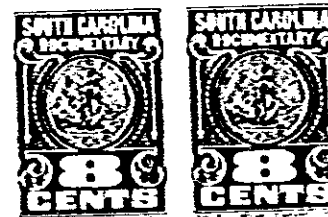
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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**, on the northern side of **Panorama Court** in **Greenville County**, being shown and designated as **Lot No. 9** on a **Plat of Plantation Estates**, property of **Dempsey Construction Co., Inc.** made by **Dalton and Neves, Engineers**, dated **December 1965**, revised **May 1966**, recorded in the **RMC Office for Greenville County** in **Plat Book PPP** at **page 127** and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of **Panorama Court** at the joint front corner of **Lots No. 8 and 9** and running thence with the joint rear corner of **Lots 8 and 9**; thence **S. 73-52 W.**, 50 feet to an iron pin; thence **N. 71-09 W.**, 100 feet to an iron pin at the joint rear corner of **Lots 9 and 10**; thence along the joint line of said lots, **S. 5-30 W.**, 367.8 feet to an iron pin on the northern side of **Panorama Court**; thence along said **Panorama Court**, **S. 78-50 E.**, 104 feet; thence continuing along said **Court**, **S. 83-41 E.**, 96 feet to an iron pin, being the point of beginning.

It is understood and agreed that this mortgage shall be junior and second in lien to that certain mortgage held by **United Federal Savings and Loan Association**, recorded in **Mortgage Book 1357** at page **297** in the **RMC Office for Greenville County**.

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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 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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