STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JAN 6 3 24 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1386 PAGE 844

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Flaura S. Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Company

(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 Seven Hundred Sixty-five and 00/100- - - - - - - Dollars ($ 765.00) due and payable

in 15 successive monthly payments of ($51.00) Fifty One and 00/100's Dollars beginning January 5, 1977 and each and every 5th. thereafter untill the entire amount is paid in full.

with interest thereon from ~~date~~ maturity at the rate of nine per centum per annum, to be paid: semi-annually

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 lying and being situate on the southerly side of Magnolia Street, Bates Township, in the County of Greenville State of South Carolina, being known and designated as a portion of Lot 25 on plat of property of John and Lynell Peterson and recorded in the R. M. C. Office for Greenville County, South Carolina on Plat Book "PP" at Page "85" and having, according to said plat, the following metes and bounds to wit:

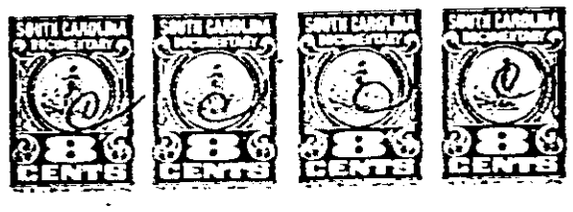
BEGINNING at an iron pin on the south side of Magnolia Street at joint front corner of Lots 25 and 24 running thence along the joint line of the said lots S. 48-15 W. 150 feet to an iron pin at the corner of Lot No. 29; thence along the rear of Lot No. 29 N. 45-15 W. 90 feet to an iron pin at the new rear line of Lot No. 27; thence N. 48-15 E. 150 feet to an iron pin on the south side of Magnolia Street and running thence along said Magnolia Street S. 45-15 E. 90 feet to an iron pin at the point of beginning.

This is the same property conveyed to Flaura S. Burns by Clarence O. Southerland as shown in deed dated July 9, 1968 and recorded July 12, 1968 in deed volume 848 at page 314 in the RMC Office for Greenville County, S. C.

Also:
All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, on Wiers Creek Waters of North Saluda River having the following metes and bounds, to-wit:
BEGINNING at stake on G. D. Altman line in Highway No. 11 running N. 6 W 300 feet to stake on Verla M. Shirley line; thence S 84 W 130 feet to stake on Verla M. Shirley-thence South 300 feet to a stake on Highway No. 11-thence 130 feet running East with Highway No. 11 to Beginning Corner.
This land is bounded by lands of G. D. Altman Estate and Verla M. Shirley.

This is the same property conveyed to Mrs. Flaura Burns by Verla M. Shirley as shown in deed dated September 22, 1948 and recorded October 11, 1948 in deed volume 361 at page 485 in the RMC Office for Greenville County, S. C.

Pickensville Finance Company
PO Box 481
Easley, SC 29640



Together with all and singular rights, members, hereditaments, 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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