

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. 1392 93
Mortgagees' address: NE Main Street, Simpsonville, S. C. 29681
STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JEROME W. BURKE and CHARLENE T. BURKE

(hereinafter referred to as Mortgagor) is well and truly indebted unto William F. Davis, Wade H. Shealy and B. H. McKeowen

(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 -----

----NINE THOUSAND THREE HUNDRED AND NO/100----- Dollars (\$ 9,300.00) due and payable on or before thirty (30) days after date,

with interest thereon from NONE at the rate of per centum per annum, to be paid:

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:

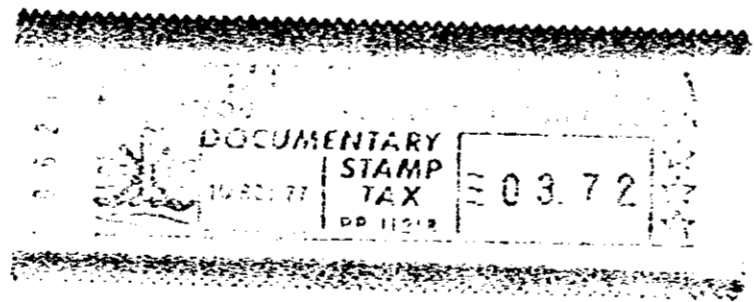
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of Penrose Avenue, in the City of Greenville, being shown as the northern 45 feet of lot 69 and the Southern 30 feet of Lot 70 on plat of PLEASANT VALLEY, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB at page 163 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Penrose Avenue in the center of the front line of lot 70 and running thence through the center of lot 70, N. 69-31 E., 175 feet to an iron pin in the center of the rear line of lot 70; thence S. 20-29 E., 75 feet to an iron pin in the rear line of lot 69; thence through lot 69, S. 69-31 W., 175 feet to an iron pin on the Eastern side of Penrose Avenue; thence along Penrose Avenue, N. 20-29 W., 75 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Harold Drummond Leonard, dated October 8, 1965, recorded October 11, 1965, in Deed Volume 783 at page 611.

This mortgage is second and junior in lien to mortgage in favor of C. Douglas Wilson & Co., assigned to Metropolitan Life Insurance Company, in the original amount of \$10,150.00, recorded October 11, 1965, in Mortgage Volume 1010 at page 233.

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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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