

FILED GREENVILLE CO. S. C. BOOK 79 218 1228 265

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R.H.C. office in Green County Court house

WHEREAS, we, Leland E. Browder, Jr. and Emily Faye H. Browder

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. L. Burns and Agnes C. Burns

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen Thousand and no/100

Dollars (\$ 15000.00) due and payable Cash down \$3300.00 and a cash payment of \$100.00 on the 1st day of April, 1972 and a like... with center of Burns Road N. 55-03 W. 84.5 ft. to a point in center of Burns Road; thence still with center of Burns Road N. 37-32 W. 600.0 ft. to a point in center of Burns Road; thence still with center of Burns Road N. 24-24 W. 460.0 ft. to a point in center of Burns Road right-of-way in N. 19-53 E. 172.0 ft. to iron pin (iron pin on northeast side of Burns Road right-of-way in line); thence N. 74-17 E. 247.0 ft. across branch to iron pin; thence N. 58-17 E. 150.0 ft. to iron pin; thence S. 59-17 E. 662.0 ft. to a point in center of dirt road S. 07-30 E. 275.0 ft. to a point road right-of-way in line); thence with center of dirt road S. 19-53 W. 350.0 ft. to a point in center of dirt road; thence still with center of dirt road S. 13-57 E. 100.0 ft. to a point in center of dirt road; thence S. 55-30 W. 390.0 ft. across branch to the beginning corner in center of Burns Road (iron pin offset on each road right-of-way in line). Containing 18.5 acres more or less.

This is a purchase money mortgage.

Paul W. Full and satisfied this 10th day of December 1981. 16972

Witness: Carolyn D. Cox

Robert L. Burns, deceased, 1919-10, Probate Court for Greenville County, SC

Personally appeared before me Carolyn D. Cox and this date that the within named mortgagee and I, Carolyn D. Cox, subscribed and sworn to before me this 10th day of December 1981

Together with all and singular rights, members, hardwares, 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

RECORDED

4325 10/21