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STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Ellis Burgess, of the county of Greenville, send Greetings -----

TO ALL WHOM THESE PRESENTS MAY CONCERN: I,

WHEREAS, I, Ellis Burgess -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston -----

(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 Twelve hundred, sixty-one and 80/100 -----

Dollars (\$ 1,261.80 ) due and payable

with interest thereon from date at the rate of 7 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, Dunklin Township, lying about 5 miles East of Williamstc S. C. Bounded on the North lands of M. B. Pou, on the East by lands of Charles Cason Estate, on the South by lands formerly owned by Herman Smith, and on the Est by Cecil Holliday, containing 17.71 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING on a stone corner with Pou, formerly Bank of Woodville corner, and running thence N. 83-45 E. 1,031 feet to a stone corner with Cecil Holliday; thence N. 11-41 E. 1,032 feet along the line of Cason property to an iron pin; thence N. 42-45 W. 53.5 feet to the center of a public road; thence S. 81-20 W. 297.5 feet to a bend in the road; thence continuing with said road S. 45-15 W. 322.5 feet to a bend; thence continuing with said road S. 51-35 W. 167.5 feet to a bend in the said Road S. 51-45 W. 108 feet to a bend, thence continuing with said road S. 72 W 125 feet to a bend in said road; thence S. 69-45 W. 343.5 feet to an iron pin corner with Pou; thence S. 10-36 E. 326 feet to the beginning corner; being the same parcel of land conveyed to the Mortgagor by Ruby A. Parker.

AALSO, All that piece, parcel or lot of land, containing one acre, situate, lying and being in Dunklin Township, Greenville County, South Carolina, and being a portion of the property of Francis M. Davenport situate on the Northeasterly side of U. S. Highway 25 and having, according to a plat prepared by E. E. Gary, June 28, 1950, the following metes and bounds, to-wit:

BEGINNING at a point in the center of U. S. Highway 25 at the joint front corner of the property hereinconveyed and other property of Francis M. Davenport, and running thence with the common line of said property, N. 56 E. 3.16 chains to iron pin; thence N. 31 W., 3.16 chains to a point in the center of an unpaved road; thence with the center of said Road S. 56 W., 3.16 chains in the center of U. S. Highway 25; thence with the center of said Highway, S. 31 E., 3.16 chains to the point of beginning; being the same piece, parcel or lot of land conveyed to the Mortgagor by deed of Francis M. Davenport and Dorothy Hindman Davenport.

The above described property is conveyed subject to any and all rights-of-way, easements, retrictions and/or protective covenants of record.



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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