

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. C. Burns (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 -----Five Thousand and No/100----- DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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, in Butler Township, containing 18.7 acres, more or less, and being shown and designated as all of tracts #8, #9 and that portion of tract #10 on plat of the property of W. B. Smith, recorded in Plat Book I at Page 144, lying South of the Hammett Bridge Road, and when described as a whole, has the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the middle of the Hammett Bridge Road at corner of tract #7 and running thence S. 17-15 E. 858 feet to stone; thence along line of property now or formerly owned by A. L. Harbin S. 68-15 W. 993 feet to corner of property now or formerly owned by Don B. Green; thence with the line of the Green property, N. 5 W. 973 feet more or less to pin in center of Hammett Bridge Road; thence with said road as a line N. 68-30 E. 229 feet; thence continuing N. 67-45 E. 206 feet to pin; thence N. 73-30 E. 86.5 feet to pin; thence continuing N. 73-30 E. 89 feet to pin; thence N. 83-30 E. 170 feet to the point of beginning."

Said premises being all of the property conveyed to J. C. Burns by deed recorded in Volume 291 at Page 227, less 1.93 acres heretofore conveyed to J. C. Phillips by deed recorded in Volume 310 at Page 269.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

25 *Debbie* *57*
Betty Hayward
Wick Hayward
Miriam Garrison
24-037