

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
MORTGAGE OF REAL ESTATE
JAN 6 1961 A.M.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, William Luther Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. D. Burns
Mrs. Ollie Farnsworth

(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 Thirty Seven Hundred and 00/100

Dollars (\$ 3,700.00) due and payable

in monthly payments of Fifty Dollars (\$50.00) per month for a period of seven (7) years and ten (10) months, said monthly payments including interest at 6% per annum; 1st payment to become due on February 1, 1961 and continuing on the 1st day of each following month until paid in full

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly with payments

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 NE/s of U. S. Highway no. 276 about 500 feet North of the intersection of said U. S. Highway no. 276 and the White Horse Road, and having the following metes and bounds:

BEGINNING on the NE/s of U. S. Highway no. 276, joint corners of this land and that of Edwards and running with the Edwards line 196 feet East to the Peddycord line; thence with the Peddycord line, 130 feet South; thence West 196 feet to a point on edge of said U. S. Highway no. 276; thence following said Highway 146 feet North to the point of beginning.

The above described property is all of the same conveyed to the mortgagor herein by deed of the mortgagee of even date.

Together with all and singular rights, members, herditaments, 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.