

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE NOV 12 3 24 PM 1962

To All Whom These Presents May Concern: OLLIE FARNSWORTH R.M.C.

Whereas: I, George A. Burnett,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. A. Burnett

(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 Three Thousand and No/100-----Dollars (\$ 3,000.00) due and payable on demand

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 tract of land situate, lying and being on the northern side of Pelham Road, in Greenville County, State of South Carolina in Butler Township containing 1.61 acres, more or less, and being described by metes and bounds in accordance with a plat by J. Mack Richardson, dated September, 1959, as follows:

BEGINNING at an iron pin on the northern side of Pelham Road at the corner of property now or formerly of M. M. McJunkin, said pin being on the State Highway right-of-way line, 33 feet from the center of said right-of-way, and running thence with the northern right-of-way line of Pelham Road S. 80-02 W. 250 feet to an iron pin; thence with the property now or formerly of R. W. Ross, N. 1-00 W. 330 feet to an iron pin on the back of a branch; thence continuing N. 1-00 W. 5 feet to the center of the branch; thence with the center of the branch as the line along other property now or formerly of R. W. Ross, S. 79-24 E. 100 feet to a point in the center of the branch; thence continuing with the center of the branch S. 73-47 E. 156.1 feet to a point in the center of said branch at the corner now or formerly of McJunkin; thence with said McJunkin line S. 1-00 E. 5 feet to an iron pin on the bank of the branch; thence continuing with said McJunkin line S. 1-00 E. 224.6 feet to an iron pin on the northern side of Pelham Road, the beginning corner.

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 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.

*Paid in full & Satisfied
April 2, 1971*

J.A. Burnett

*Wit:
Ollie Farnsworth*

*15-
Ollie Farnsworth
11/06 A 23057*