

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 22 9 57 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 959 PAGE 379

OLLIE FARNSWORTH

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Maurice Carroll Atkins

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

(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

-----Sixty-Five Hundred & No/100----- Dollars (\$ 6500.00) due and payable

-----Fifty-four & 86/100 (\$54.86) Dollars per month, until paid in full, with fifteen (15) years to pay-----interest included-----

with interest thereon from date at the rate of 6 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, Bates Township, on the western side of U. S. Highway No. 276 (Travelers Rest-Ceaser's Head Road,) the same being shown and designated as Lot #35 on a plat of the property of the Nannie K. Hunt Estate, plat made by H. L. Dunahoo, Surveyor, dated Nov. 15 & 16, 1951 and recorded in Plat Book AA, Page 134, RMC Office for Greenville County, and having the courses and distances according to the abovementioned plat which is incorporated herein by reference.

Said Lot #35 being 100 ft. on Munt St.; said lot running along line of Perry Bruce property 200 ft. to joint corner of Lots # 35 & # 5; thence along line of Johnnie Stidham property 100 ft. to joint corner of Samuel Stidham & Rachel Eaker Stidham property; thence along the line of Samuel Stidham & Rachel Eaker Stidham property to the said Munt St., 200 feet. For further reference to courses & distances, refer to the abovementioned Plat recorded in RMC Office for Greenville County.

Lot #35 is a part of the property conveyed to H. D. Burns by Paul L. Gilreath and S. T. Turner, as Trustees of the Estate, and recorded, by deed, in the RMC Office for Greenville County on 2/27/52, in Book 452, Page 119.

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.

*Paid in full April 17, 1967.**H. D. Burns**witness - Gladys P. Glenn*

SATISFIED AND CANCELLED OF RECORD

17 DAY OF *April* 1967
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *10:57* O'CLOCK *A* M. NO. *24993*