

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 21 12 31 PM 1965

MORTGAGE OF REAL ESTATE

175
BOOK 1011 PAGE 315

CLERK OF COURTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Samuel T. Jenkins and Vashtye R. Jenkins,

(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

Seventeen Thousand and no/100 --- Dollars (\$17,000.00) due and payable in successive equal monthly instalments of One Hundred Forty-Three and 46/100 (\$143.46) Dollars each, first instalment due and payable on November 21, 1965, and a like payment on the 21st day of each succeeding month thereafter until both principal and interest are paid in full, with right to anticipate payment of unpaid principal at any time or times before maturity, with interest thereon from date at the rate of Six per centum per annum, to be paid: monthly

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 headwaters of Mush Creek, and according to plat made by Terry T. Dill, March 18, 1963, has the following metes and bounds, to wit:

BEGINNING at iron pin at pine stump and running thence along Howard line N. 15-00 W. 311 feet to an iron pin at stone; thence along line of property formerly owned by Leroy Bridwell et al. N. 13-17 W. 798 feet to an iron pin; thence N. 29-04 E. 1006 feet to an iron pin; thence along Walter Thompson line N. 29-10 E. 1922 feet to a point in Mush Creek - Mountain View Road; thence with said road S. 33-30 E. 604 feet to a point in said road; thence continuing with said road S. 25-35 E. 662 feet and 5 inches to a point in said road; thence S. 9-15 W. 448 feet to a point (axle) in line of Jesse Leopard property; thence with the Leopard Property line S. 58-00 W. 1207 feet to an iron pin; thence with land now or formerly owned by W. Coster Estate S. 25-15 W. 1601 feet to the beginning corner, and containing 69.43 acres, more or less.

ALSO, ALL that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, adjoining and lying west of the land above described, and designated as Tract 21, in Block 1, on page 649.5 in Greenville County Block Book, and described as follows according to said Block Book: BEGINNING at northwest corner of this tract, and running thence southwest 263 feet; thence southeast 50 feet; thence southwest 715 feet; thence southwest 650 feet; thence southeast 139 feet; thence east 1430 feet to a point in line of Tract above described; thence north along line of said Tract 1056 feet to a corner of said Tract; thence north to the beginning corner, and containing 16.92 acres, more or less.

The above tracts of land are the same which were by deed of even date herewith conveyed by the Mortgagee herein to the Mortgagor herein, said deed yet to be recorded, and this mortgage is given to secure a portion of the purchase price of said tracts of land.

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 March 2, 1968
H. D. Burns

Witness -

Dybie C. Burns

Mrs. Fred C. Cox, Jr.

SATISFIED AND CANCELLED OF RECORD

4th DAY OF March 1968

Delia Jarnsworth

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

AT 11:21 O'CLOCK A. M. NO. 23006