GREEWILLE CO. C.C.

BOOK 1017 PAGE 271

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

we, Delbert H. Burgess and Lucille Y. Burgess,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Herman Burgess

(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

Two Thousandand No/100 -----

Dollars (\$ 2,000.00

) due and payable

Due and payable \$40.00 on the 1st day of each and every month hereafter, commencing January 1, 1966, this debt to bear no interest,

with interestable and for a X

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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

All that piece, parcel or tract of land situate, lying and being in Cleveland Township, Greenville County, State of South Carolina, near Table Rock and being the eastern 40.15 acres of the 56.68-acre tract as shown on plat of Property of Herman Burgess recorded in the R. M. C. Office for Greenville County in Plat Book "BB", at Page 143, and having, according to a more recent survey by J. C. Hill, the following metes and bounds, to-wit:

BEGINNING at a stone in the eastern corner of said tract and running thence S. 69 W. 2092.2 feet to a stone on ridge; thence S. 87 W. 150 feet to a point in the center of a road known as Douthit Road, and running thence along the center of said Road the following courses and distances: N. 16-45 W. 143 feet to a point; N. 24-55 W. 181 feet to a point; N. 19-10 W. 331 feet to a point; N. 40 W. 84 feet to a point; N. 30-20 W. 93.5 feet to a point; N. 14-50 W. 104 feet to a point; N. 33 W. 125 feet to a point in the northern line of said tract; thence leaving said Road N. 52-20 E. 523.5 feet to a stone near branch; thence S. 75-15 E. 2200.4 feet to a stone, the point of beginning.

The above is the same property conveyed to the mortgagors by Mabel R. Blevins by her deed of even date and recorded herewith.

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

For Satisfaction to this Mortgage Du: R. L. M. Book 1147 gage 72

DAY OF February 18 73
Ollie Farneworth.

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

17/0:530'01008 A. M. NO 17062.