

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 10 11 10 AM 1967

BOOK 1076 PAGE 169

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, R. Hugh Vernon & Ernest C. Vernon

(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

-----Five Thousand Five Hundred & No/100-----Dollars (\$5500.00) due and payable five (5) years from date, payable on principal at discretion of mortgagor

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 south side of the Lindsey Lake Road containing 35.0 acres and being known and designated as Tract #3 as shown on a plat of the property of H. L. Sammons Estate prepared by Terry T. Dill, Reg. C. E. & L. S., June 21, 1965, and recorded in the RMC Office for Greenville County in Plat Book GGG, at Page 278-279 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Lindsey Lake Road at corner of Tract #4 (Tract #4 conveyed to Mary Lenford S. Reeves on 6/24/65) and running thence along the joint line of said tract, S. 2-30 W. 1940.0 feet to a stone; thence continuing along the line of Goldsmith property, N. 30-15 W. 452.8 feet to an iron pin; thence N. 68-11 W. 23.0 feet to a sweet gum; thence crossing Enoree River and following the line of Frank Hix, N. 12-30 W. 208 feet to a point on a branch; thence following the said branch as the line, traverse lines being: N. 28-41 W. 204.6 feet, N. 4-30 W. 148.5 feet and N. 14-00 W. 105.0 feet to an iron pin on line of Broadus King; thence along the line of the King property, N. 33-30 E. 383.8 feet to a poplar stump; thence continuing along the line of King property, N. 10-30 W. 465.0 feet to the beginning corner; being a portion of the 97 acre tract conveyed to H. L. Sammons by J. W. Norwood by deed dated December 5, 1917 and recorded in the RMC Office for Greenville County in Deed Vol. 68 at Page 286.

The said H. L. Sammons died intestate on the 22nd day of March, 1959, leaving Mary Elizabeth Sammons, Sara Emma Sammons, Evelyn Louise S. Stretanski, Mary Lenford S. Reeves, Allie Mahaffey S. Stowe and Charlie Nesbitt Sammons as his sole surviving heirs at law as will appear by reference to Apartment 756, File 6, Office of the Probate Judge for Greenville County.

This is also the same property conveyed by Deed of Charlie Nesbitt Sammons and Mildred Carolyn Sammons to H. D. Burns.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 12 PAGE 188

SATISFIED AND CANCELLED OF RECORD

1 DAY OF Dec 1967
Elizabeth Reddick
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:45 O'CLOCK P. M. NO. 16202