

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1946 FEB 24 10 40 AM '46

OLLE FARNSWORTH

MORTGAGE OF REAL ESTATE

BOOK 1148 PAGE 617

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert A. Burtis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edna C. Manly

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated hereto by reference, in the sum of -----
--- Three Thousand and No/100 ----- Dollars (\$ 3,000.00) due and payable

One (1) year from date

with interest thereon from date at the rate of Seven per centum per annum, to be paid at maturity.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee may be indebted to the Mortgagor 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, in Chick Springs Township, and being known and designated as Lot No. 16 on a plat of Cole Acres by Madison H. Woodward, R.E., dated May, 1946, recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 73, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sunny Dale Drive, (formerly Butler Avenue), at the joint front corner of Lots Nos. 15 and 16, and running thence along the south side of said Drive, S. 78-00 E., 100 feet to the intersection of an unnamed street; thence along the east side of said unnamed street, S. 10-46 W., 200.4 feet to an iron pin, the rear corner of Lot No. 23; thence along the rear line of Lot No. 23, N. 78-00 W., 112.5 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 24; thence along the line of Lot No. 15, N. 14-20 E., 200 feet to the beginning corner.

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.