

17 May 205
2969
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1441 PAGE 447
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
13 3 27 PM TO ALL WHOM THESE PRESENTS MAY CONCERN:
BATES TOWNSHIP

WHEREAS, I, John R. McAdams

(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 Seven Thousand Five Hundred and no/100-----

-----Dollars (\$ 7500.00) due and payable
a cash downpayment of \$1000.00 on May 30, 1978 and a cash payment of \$500.00 on Aug. 30, 1978
and a like payment of \$500.00 cash on each and every three month period successive thereafter
until paid in full. Interest shall be paid in addition to the regular quarterly payments

with interest thereon from May 30, 1978 at the rate of 8 per centum per annum, to be paid: on the unpaid
balance quarterly

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:

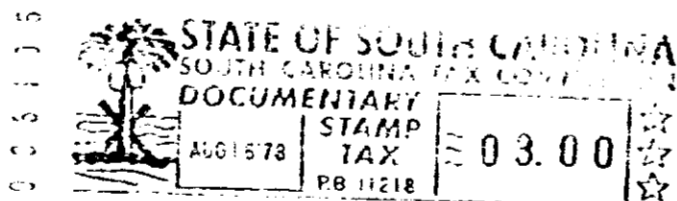
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, on the east side of White Horse Rd., adjoining the lots of property of Adelea C. Coleman and Beatrice Looper Coleman and being more fully described according to plat and survey made by Terry T. Dill, Reg. C. E. & L. S. No. 104 dated October 30, 1967 with the following metes and bounds to-wit:

BEGINNING on an iron pin on the east side of White Horse Rd., joint corner with Beatrice Looper Coleman, and running thence with right of way of White Horse Rd. N. 10-15 E. 75.0 ft. to iron pin; thence S. 71-15 E. 231.0 ft. to iron pin in line of Adelea C. Coleman property; thence S. 21-22 W. 100.0 ft. to iron pin; thence with property line of Beatrice Looper Coleman N. 64-28 W. 217.0 ft. to the beginning corner, more or less.

This being a part of the property conveyed to Grantor by deed of W. A. Hester recorded in RMC Office for Greenville County on Dec. 19, 1940 in Book of Deeds 228 at Page 298.

This property conveyed subject to all ordinances, right of ways and easements of record or on the ground as of this date.

This is a purchase money mortgage.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

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