

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILED
CO. S. C.
1 13 PH '81
HARRISLEY
R.M.C.

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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. D. Burnett and Mildred K. Burnett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret M. Cox

(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

Twenty Seven Thousand Five Hundred and No/100-----Dollars (\$ 27,500.00--) due and payable

in accordance with terms of note of even date herewith

with interest thereon from _____ at the rate of _____ 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 _____

All that certain piece, parcel or tract of land containing 20.54 acres, more or less, situate, lying and being on the Northwestern side of Georgia Road near the intersection of Moore Road, approximately three miles West of Simpsonville in the County of Greenville, State of South Carolina, being known and designated as Tract No. 1 as shown on a plat entitled "Property of H. Miller Moore", made by C. O. Riddle, R.L.S., August, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book TT, at page 63, and having according to said plat the following metes and bounds to-wit:

Beginning at a point in the center of Georgia Road at the Southwestern corner of property now or formerly of William H. Southern and running thence with Southern property N. 27-50 W. 345 feet to an iron pin; thence continuing with said Southern property N. 45-38 W. 673.8 feet to an iron pin in a branch which separates the tract herein described from property of J. Roy Stone; thence with said branch as the line the following courses and distances: S. 88-17 W. 67.6 feet to an iron pin, S. 76-30 W. 197.2 feet to an iron pin, S. 57-12 W. 263.5 feet to an iron pin and S. 64-54 W. 303.1 feet to an iron pin at the joint rear corner of Tracts Nos. 1 and 2; thence with the line of Tract No. 2 S. 16-00 E. 282.5 feet to an iron pin near a spring; thence continuing with the line of Tract No. 2 N. 86-21 E. 237.3 feet to an iron pin; thence still continuing with the line of Tract No. 2 S. 49-46 E. 232.3 feet to an iron pin; thence still continuing with the line of Tract No. 2 S. 9-42 E. 136.9 feet to an iron pin; thence still continuing with the line of Tract No. 2 S. 29-57 E. 454.1 feet to an iron pin on the Northwestern side of Georgia Road; thence S. 29-57 E. 42.4 feet to a in Georgia Road; thence with Georgia Road N. 57-09 E. 217.6 feet to a point on the Southeastern side of Georgia Road; thence N. 26-10 W. 20 feet to a point in Georgia Road; thence with Georgia Road N. 54-54 E. 590.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Margaret M. Cox recorded in the R.M.C. Office for Greenville County in Deed Book 1143, Page 497 on February 2, 1981.
March

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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