

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

2001 1547 192

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph Burzinski and Mary Burzinski

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest

(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-six Thousand Seven Hundred Fifty and no/100-----  
-----Dollars (\$26,750.00 ) due and payable

July 5, 1996, if not sooner paid

with interest thereon from July 16, 1981 at the rate of 16.50% per centum per annum, to be paid: Monthly

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, approximately five miles west of Travelers Rest and being 203 feet from Ledbetter Road as shown on a plat prepared by T. Craig Keith, RLS dated April 17, 1981, and recorded in the RMC Office for Greenville County at Plat Book 8-0, page 46, and being more fully described as follows:

BEGINNING at an iron pin in the center of a branch and on a road and running thence N. 11-11 W. 64.3 feet to a point; thence in the same line and along the property line of Thomas L. Rochester 370 feet to an iron pin; thence N. 76-47 E. 100 feet to an iron pin; thence S. 11-11 E. 436.9 feet to an iron pin in the center of the branch; then along the center of the branch S. 75-39 W. 100 feet to the point of beginning.

TOGETHER with a right-of-way for ingress and egress along a road fifty feet in width along the western boundary of said property as shown on the above-described plat and beginning at an iron pin on Ledbetter Road and running northwesterly from Ledbetter Road 203 feet.

THIS being part of the same property conveyed to the grantor herein by deed of Jennie C. Burns, et al., dated January 12, 1951, and recorded in the RMC Office for Greenville County at Deed Book 427, page 138.

AT THE option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
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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 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.

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