

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
NOV 23 1 08 PM '82
DONN BANNERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
FROM THESE PRESENTS MAY CONCERN:

WHEREAS, Don B. Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Two Thousand Five Hundred and No/100 Dollars (\$ 2,500.00) due and payable according to the terms of a note of even date

with interest thereon from November 30, 1982 at the rate of 18 per centum per annum, to be paid: as shown on note

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

That certain lot of land in Greenville County, State of South Carolina on the Patrol Club Road (View Mont Drive) being a portion of Lot No. 3 of the property of Walter P. Prince et al as shown on the plat recorded in the RMC office Greenville, SC. Plat Book 0 at Page 135, and also shown on a more recent plat of Property of Don B. Burns by James R. Freeland, RLS dated November 26, 1982 and recorded in the Greenville County RMC Office in Plat Book 91 at Page 58 and having the metes and bounds shown thereon, reference to which is made for a more complete description.

The within property is conveyed subject to all easements, rights of way, protective covenants, and zoning ordinances.

The property is the same property conveyed to Don B. Burns by Carolyn Joyce Hendrix on October 28, 1982, filed in the RMC Office for Greenville County on November 23, 1982 in Deed Book 1177 at Page 689.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
\$ 01.00

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.

RECORDED
NOV 23 1982

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