

GREENVILLE CO. S. C.

BOOK 1214 PAGE 11

STATE OF SOUTH CAROLINA

NOV 18 4 02 PM '71

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James H. Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Bank of Greer, Greer, South Carolina

(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

Nine Thousand and No/100 Dollars (\$9,000.00) due and payable as per the terms of the aforementioned Note and any extensions thereof.

with interest thereon from date at the rate of  $7\frac{1}{2}\%$  per centum per annum, to be paid: as per the terms of said 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 \_\_\_\_\_

ALL that certain piece, parcel or tract of land located in Greenville County, South Carolina, on the western side of Stenhouse Drive, shown on a plat entitled "Property of W. Roscoe Jones and Harold B. McKinney" prepared May 18, 1962, by C. O. Riddle, Registered Land Surveyor, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book AAA, at Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Stenhouse Drive at its intersection with a county road and running thence S. 25-54 E. 420 feet to an iron pin; thence S. 63-21 W., 92 feet to an iron pin; thence N. 25-54 W. 420 feet to an iron pin; thence N. 63-21 E. 92 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by two separate deeds, the first recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Book 755, at Page 477, and the second recorded in said R.M.C. Office in Deeds Book 928, at Page 575.

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.