

Aug 10 12 45 PM '72  
LEATHERWOOD, WALKER, TODD & MANN  
ELIZABETH RIDDLE  
R.M.C.

BOOK 1244 PAGE 331

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Perry E. Burton

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Seventy-Two Thousand Five Hundred and No/100 ----- DOLLARS

(\$ 72,500.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 20 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, and being shown as Tract C containing 41.95 acres, more or less, on a plat entitled "Plat for Small Business Administration", prepared by Webb Surveying and Mapping Co., dated May 1971, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in a dirt road, said point being 440 feet more or less from the intersection of said dirt road with Road No. 55 (Neely Ferry Road), and running thence with the line of property of Virgil H. Barron N. 40-46 W. 28 feet to an iron pin; thence continuing with property of Virgil H. Barron N. 40-46 W. 1346 feet to an iron pin; thence with the joint line of Tract A N. 51-58 E. 1,628.2 feet to an iron pin; thence with the joint line of Tract B, S. 19-21 E. 624 feet to an iron pin; thence continuing with the line of Tract B, S. 8-34 E. 948 feet to a point in the dirt road; thence S. 54-56 W. 900 feet to the point of beginning.

Less, however, an easement reserved by grantors, their heirs and assigns, for a road right-of-way along the eastern boundary line of the property herein described commencing at a point on a dirt road leading from the Neely Ferry Road at the joint front corner of Tracts B and C and running thence with the joint line of said tracts B and C, said right-of-way not to encroach more than a depth of 50 feet.

ALSO: (Tract described on reverse side)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.