LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

Mortgagee's Address: Route & Greenvi

Route 8, Ragsdale Rd 1529 ASI 221

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS,

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Robert L. Burke, Jr. and Mary Jean Burke

(hereinafter referred to as Mortgagor) is well and truly indebted unto and Virginia Kimberly Eison Ruby Bridges Eison, now Ruby Bridges Shelton,

(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 Thirty Two Thousand and No/100

Dollars (\$ 32,000.00) due and payable

as set out in promissory note of even date

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 into the Mortgagee, the Mortgagee's heirs, 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, in Paris Mountain Township, known as Lot 5 on plat of property of D. R. Traver, recorded in Plat Book OO at page 538, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Paris Mountain Road at the corner of other property of D. R. Traver and running thence N. 1-12 W. 115 feet to an iron pin; thence N. 63-43 E. 91 feet to an iron pin; thence S. 59-58 E. 138.3 feet to an iron pin; thence S. 20-52 W. 152 feet to an iron pin; thence along the northern side of said road, N. 69-08 W. 155 feet to the point of BEGINNING.

This being the same property conveyed to Mortgagor by deed from Ruby Bridges Eison, now Ruby Bridges Shelton and Virginia Kimberly Eison dated December 31, 1980, to be recorded herewith.

The mortgagors and the mortgagees herein agree that the mortgagors will pay in full the first mortgage to Poinsett Federal Savings and Loan Association of Travelers Rest, South Carolina, in the original amount of \$18,000.00, dated December 31, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1500 at page 3100, on or before eighteen (18) months from date. Failure to pay said mortgage in full, as hereinabove stated, shall constitute a breach of the terms of this mortgage, giving the mortgagees such legal recourse as they may choose to pursue, including, but not limited to, the right to foreclose at their option.

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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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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 af provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.