

STATE OF SOUTH CAROLINA
COUNTY OF

FILED
GREENVILLE CO. S.C.

BOOK 1203 PAGE 539

AUG 23 3 26 PM '71 MORTGAGE OF REAL ESTATE,
OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, we, W. E. Turner and Ruby S. Turner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eugene G. Burnette and Ann D. Burnette

(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 Eight Thousand Five Hundred and no/100-----
----- Dollars (\$ 8500.00-----) due and payable
a cash downpayment of \$2000.00 and a payment of 75.00 on the 16th day of September, 1971 and a like
payment of \$75.00 on the 16th day of each and every successive month thereafter until paid
in full. Additional payments may be made without penalty at any time.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: each six months in addition to regular payments

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, Bates Township, adjoining lands now or formerly owned by Margaret A. Coleman and Minnie Lou Coleman, and being more completely described with the following metes and bounds to-wit:

BEGINNING at an iron pin on the Geer Highway and running thence, with said Highway N. 66.11 feet to an iron pin; thence N. 19 E. 98.34 feet to an iron pin; thence S. 75 E. 85.46 feet to an iron pin; thence S. 13 3/4 W. 110.22 feet to the beginning corner, containing one acre more or less.

This being the same lot as recorded in R.M.C. Office for Greenville County in Book of Deeds # 295 at Page 386, Book 476 Page 232, Book 772 at Page 522 and Book 918 at Page 47.

There may be no sale or transfer of the equity in this property nor an assumption by someone else of this mortgage without the approval of the Mortgagee's.

This is a purchase money mortgage.

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.