CREEN STATE OF MORTGAGE OF REAL ESTATE

APR II O 05 PHTO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH R.M.C

WHEREAS, TROY BURNS

(hereinefter referred to se Merigager) is well and truly indebted un to PEOPLES NATIONAL BANK

(herelaster referred to as Mertgages) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are

as follows: Beginning on May 1, 1972, the horrower agrees to pay monthly interest only on the entire loan at a rate of eight (8%) percent and to do so on the first day of each succeeding month until April 1, 1973; then, beginning on May 1, 1973, the borrower shall begin paying on the principle amount of this loan in monthly installments of Six Hundred Six and 65/100 (\$606.65) Dollars instil the principle amount of Fifty Thousand (\$50,000.00) Dollars is paid in full.

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(WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has grant-signs:

"ALL that certain piece, percel 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, about three miles from the City of Greenville as shown on the Tax Map for Greenville County as Tax Map #168, Block #3, Lot #6 and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of Poinsett Highway and Furman Road and running in a Southwesterly direction for 385 feet \* to an iron pin, then turning and running in a Northwesterly direction for 289 feet \* to an iron pin, then turning and running in a Northeasterly direction for 598.3 feet to an iron pin, then turning and running in a Southerly direction for 228 feet to the point of origin.

Together with all and singular rights, members, herditaments, 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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.