

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1235 PAGE 531

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James C. Burns and Linda S. Burns,
(hereinafter referred to as Mortgagor) is, well and truly indebted unto Abney Mills Greenville Federal
Credit Union, a corporation,
(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 **Seven Thousand Three Hundred Sixty (\$7,360.00)**
Dollars (\$) due and payable
in monthly installments of **Sixty-One Dollars and Thirty-Three (\$61.33)**
Cents, each, commencing June 15th, 1972, and on the 15th day of
each month thereafter, until paid in full,

with interest thereon from date of the rate of **seven** per centum per annum, to be paid: **monthly**.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or
for the Mortgagee'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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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 Bates Township, on the western
side of U.S. Highway No. 276 (Travelers Rest -Caesars Head Road),
about three miles north of Travelers Rest, South Carolina, the same
being shown and designated as Lot No. 8 on the plat of the property
of the "Nannie K. Hunt Estate", recorded in Plat Book AA, Page 134,
and described as follows:

BEGINNING at a stake on the western side of U.S. Highway
No. 276 at the corner of Lots Nos. 7 and 8, and running thence with
the line of said lot, S. 63-30 W. 240 feet to a stake, corner of
Lot No. 32; thence with the line of said lot, S. 26-15 E. 160 feet
to a stake at the corner of Lot No. 9; thence with the line of said
lot, N. 63-30 E. 250 feet to a stake on U.S. Highway No. 276;
thence with the western side of said highway N. 29-50 W. 160 feet
to the beginning corner.

This is the same property conveyed to the mortgagors
by deed from Flora S. Henderson, et al which is recorded together herewith.

This conveyance is made subject to the right of way
provision carried in a deed to Lot No. 8 from B.F. Tumblin, Sr.,
to Sydney McCall and Blanche R. McCall recorded in Deed Book 568,
page 278, which provision gives to the grantee of that deed the
right of ingress and egress from Highway No. 276 through Lot No.
8 to Lot No. 32, subject, however to the contract provision
definitely establishing the extent of the right of ingress and
egress which said contract was entered into between B.F. Tumblin,
Sr., of the one part and Sydney McCall and Blanche R. McCall of the
other part, dated July 3, 1959, and which is of recorded in the
R.M.C. Office, Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.