

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 8 4 29 PM '77
ELIZABETH RIDDLE
R.M.S.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VIRGIL E. BURKEET AND BEFFY M. BURKEET

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FORTY THOUSAND AND NO/100 Dollars (\$40,000.00) due and payable

ONE (1) YEAR AFTER DATE

with interest thereon from date of the rate of 5 1/2% per centum per annum, to be paid: QUARTERLY

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 Mortgagee in hand with and truly paid by the Mortgagor 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 place, 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 O'Neal Township, on the northern side of Highway No. 3-174, being 3.5 acres, more or less, as shown on a plat of property made for Wynn M. Lillard, by H. S. Brockman, Surveyor, dated April 7, 1962, which plat is recorded in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit: BEGINNING at a nail in the center of said Highway at the corner of John A. Davis property (iron pin set off 20 feet on north of bank of road) and running thence N. 27-00 E., 177.5 feet along the line of the Davis property to an iron pin, corner of beacham; thence up the creek or branch, N. 38-29 W., 178.5 feet; thence N. 21 W., 150 feet to an iron pin; thence N. 26 W., 180 feet still with the branch, with the branch being the line; thence along D. W. Reese property and still with the branch the following courses and distances: N. 22-33 W., 162 feet; thence S. 27-30 W., 100 feet; thence S. 80-40 W., 100 feet; thence S. 47-00 W., 140 feet; thence S. 41-22 W., 200 feet; thence S. 43-16 W., 241.2 feet to an iron pin; thence crossing the branch, N. 69-55 W., 105.5 feet to a black gum; thence S. 42-00 W., 570 feet to an iron pin near a large poplar; thence S. 33-44 W., 420 feet to a nail in the center of said Highway (iron pin set off 20 feet on north bank); thence along the said highway the following courses and distances: S. 45-21 E., 75 feet; S. 42-29 E., 100 feet; S. 60-50 E., 100 feet; S. 65-30 W., 100 feet; S. 60-55 E., 100 feet; thence S. 70-45 E., 100 feet; thence S. 70-27 E., 600 feet; thence S. 75-00 E., 330 feet to the beginning corner.

LESS, HOWEVER, a tract containing 11.57 acres, conveyed previously to Ann O. Jones, et al, June 1971 and recorded in Deed Book 917 at page 119.

Together with all and singular rights, incidents, hereditaments, and appurtenances to the same belonging in any way incident to or 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 heretofore described in the 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.