

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

OCT 24 10 29 AM TO ALL WHOM THESE PRESENTS MAY CONCERN:

ANNIE S. TAYLOR
REC'D

WHEREAS, W. KENNETH BURGESS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THOMAS J. McARDLE, Jr. and LEE P. McARDLE

(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 five hundred - - - - - Dollars (\$ 7,500.00) due and payable

in 60 equal, consecutive, monthly installments of \$152.08, commencing 30 days from date,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

Borrower reserves the right to anticipate in full or in part at any time without penalty.

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, in Highland Township, on Jordan Road, as shown on Plat prepared by Wolfe & Huskey, Inc., Engineering and Surveying, containing 6.16 acres, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point in the center of Jordan Road, 0.15 miles from Skyland Drive, and running thence along the line of the property herein conveyed and other property of Esther Hart, N 06-33 W, 206 feet to an iron pin; thence N 14-22 E, 183 feet to an iron pin; thence N 25-09 E, 208 feet to an iron pin; thence N 14-44 W, 345 feet to an iron pin; thence turning and running with the creek as the line the following courses and distances: S 80-09W, 183 feet; S 43-17 W, 44 feet; N 88-45 W, 190.1 feet to an iron pin at the corner of property herein conveyed and property of John H. Stokes; thence with the common line of said property of Stokes, S 14-00 E, 881.9 feet to the center of Jordan Road; thence with the center line of Jordan Road, S 89-36 E, 167 feet to the point of beginning.

For plat of above property, see Plat Book 5-M, at Page 100.

This is the same property conveyed to the Mortgagor herein by deed of Thomas J. McArdle, Jr. and Lee P. McArdle, dated October 23, 1978, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

Mortgagee's address:

P. O. Box 6624
Greenville, S. C. 29606

GCTO

OCT 24 78
820

RECEIVED
SOUTH CAROLINA
STATE TAX
REVENUE
03.00

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.

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.

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