

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

VOL. 1461 PAGE 863

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

FILED
GREENVILLE CO. S.C.
APR 10 10 15 AM '79
DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, WE, LELAND CLARENCE BURDETTE & HARRIETT FAYE BURDETTE

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES H. CELY AS TRUSTEE for B. C. Cely, C.H. Cely, J. V. Cely and R. E. Cely

(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

NINETEEN THOUSAND FIVE HUNDRED ----- Dollars (\$ 19,500.00) due and payable

\$252.33 on the first day of May, 1979 and a like amount on the first day of each and every month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April 1989 date at the rate of 9 1/2% 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 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, the Mortgagee's heirs, 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, being shown on a plat of Wallace Cely dated Feb 20, 1971 prepared by Jones Engineering Service, recorded in plat book 4 I at page 57 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Geer Highway, and running thence S. 64-30 W. 200 feet to an iron pin; thence N. 33-35 W. 176.6 feet to an iron pin on the southern side of a 15 ft. drive; thence with said drive N. 65 E. 180 feet to an iron pin on the southwestern side of Geer Highway; thence with said highway S. 30-30 E. 180 feet to the beginning corner.

This is the same property conveyed to mortgagors by Charles H. Cely as Trustee for B.C. Cely, C. H. Cely, J. V. Cely and R. E. Cely by deed of even date herewith, to be recorded.

GCTC
Mortgagee's address:
PO Box 8497
Greenville, S. C. 29604

1 AP. 3 79 1509

SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
PB. 11218
20780

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 is 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.

2-5001

4328 RV-2