

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

APR 29 25 AM 1962

MORTGAGE OF REAL ESTATE

BOOK 886 PAGE 133

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. T. Payne

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of Greer,

(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 Fifty One Hundred and NO/100

Dollars (\$ 5100.00) due and payable in monthly installments of Sixty (\$60.00) Dollars each, first payment due and payable April 15, 1962, and to continue in like payments each month thereafter until paid in full,

with interest thereon from date at the rate of Six per centum per annum, to be paid in said installments

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, Chick Springs Township, in the City of Greer, being designated as Lot No. 50 on a plat of property entitled "Subdivision of Greer Mill Village, for J. P. Stevens & Co., Inc., made by Dalton and Neves, Surveyors, dated January, 1951, recorded in plat book Y, pages 138 and 199 R.M.C. Office of Greenville County. This lot is also known as No. 28 Robinson Street and fronts thereon 72 feet. See plat and record thereof for a more complete and detailed description of this lot of land;

ALSO ALL those other parcels or lots of land situated and being in O'Neal Township, Greenville County, State of South Carolina, lying on the south side of the old CC Camp Road, about 2 miles northeast from the City of Greer, being all of lots Nos. 1 and 2, on a plat of property made for B. H. Burnett by H. Q. Bruce, Surveyor, dated February 6, 1950, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the southern edge of said road, being the northwestern corner of lot No. 1, and runs thence along the edge of said road, N. 75-27 E. 104 feet to a bend; thence N. 45-36 E. 105 feet to a stake at intersection of said road with a new street; thence with the western edge of said new street, S. 11-00 E. 220.5 feet to a stake; the joint corner of lots nos. 2 and 3; thence S. 79-00 W. 190 feet to a stake; thence N. 10-59 W. 157 feet to the beginning corner.

This being the same property as conveyed to mortgagor herein by James M. Burnett and Nettie H. Burnett by deed dated July 13, 1959,

Together with all and singular rights, members, hereditaments, 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 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.