

MORTGAGE OF REAL ESTATE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Don E. Burns.

(hereinafter referred to as Mortgagor) is well and truly indebted unto John E. Osteen and Gertie Lee Osteen

(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 Six Thousand (\$6,000.00) Dollars (\$6,000.00) due and payable

commencing August 18, 1962, in the amount of \$66.62 per month, including interest, said payments to be made for a total period of ten (10) years. All payments are to be made on the first day of each and every month.

with interest thereon from date at the rate of six 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, 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 the Paris Mountain Township and containing 27.71 acres, more or less, according to a plat drawn by J. C. Hill, Surveyor, on July 18, 1962 and recorded in Plat Book AAA at page 131. According to said plat the property contains the following metes and bounds.

BEGINNING at an old iron pin at the southeast corner of Hand lot and the original northeast corner of the grantor's property on Blackberry Valley Road and running thence N. 71-30 W. 936.6 feet to an old iron pin; thence continuing N. 59- W. 1,422.6 feet to an old iron pin in a Hickory tree; thence turning and proceeding S. 33-30 W. 426.3 feet to an old stone; thence turning and proceeding S. 41-30 E. 1,333.2 feet to an iron pin; thence turning and proceeding N. 70-45 E. 635 feet to an iron pin; thence continuing S. 82-30 E. 249.4 feet to an iron pin; thence continuing N. 62 E. 300 feet to an iron pin; thence continuing S. 62 E. 314.3 feet to an iron pin in the right of way for the Blackberry Valley Road; thence turning and proceeding N. 32-15 E. 192 feet with Blackberry Valley Road to the point of beginning.

This is the identical property conveyed to me by the above named mortgagees.

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, their 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.

*Received in Full*  
*June 4, 1965*

*John E. Osteen*

*[Faint signatures and text at the bottom of the page]*