

MORTGAGE OF REAL ESTATE—Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 7 3 03 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 957 PAGE 539

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles F. Burns and Nell S. Burns,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Will, his successors and assigns forever:

(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 -----

Thirty Six Hundred and No/100----- Dollars (\$3600.00) due and payable

\$50.00 on the 15th day of each and every month hereafter commencing June 15, 1964; payments to be applied first to interest, balance to principal, balance due five years from date, with the privilege to anticipate payment after one year,

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

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being on the Southeastern corner of the intersection of Findley Street (formerly Green Street) and Palmetto Avenue (also known as Chicora Avenue) and being known and designated as Lot #1, Block Y of Riverside as shown on plat recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "A", Page 323, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the Southeastern corner of the intersection of Palmetto Avenue and Findley Street, and running thence along Findley Street in a southerly direction 125 feet to a point on the northern side of an alley; thence along the north side of said alley in an easterly direction 50 feet to a point, joint rear corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2 in a northerly direction 125 feet to a point on the south side of Palmetto Avenue, joint front corner of Lots Nos. 1 and 2; thence along the South side of Palmetto Avenue in a westerly direction 50 feet to the beginning corner.

The above is the same property conveyed to the mortgagor, Charles F. Burns, by B. H. Trammell by his deed dated April 13, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 497, at Page 485, a one-half interest having been conveyed by Charles F. Burns to Nell S. Burns on September 23, 1955 by deed recorded in the R. M. C. Office for Greenville County in Deed Book 535, at Page 200.

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

*Satisfied and cancelled Mar. 17, 1966.
C. E. Robinson as Trustee under
B. M. McGee Will*

*Witness
Marjorie H. Alverson
Katherine Hahn*

SATISFIED AND CANCELED OF RECORD

18 DAY OF March 1966

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:09 O'CLOCK P. M. NO. 26735