

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 960 PAGE 455

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Roy L. Burton and Mamie W. Burton

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. I. Thomas and Lois C. Thomas

(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 hundred and twenty-five and 48/100 dollars  
Dollars (\$ 725.48 ) due and payable

at the rate of \$10.00 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due July 1, 1964, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

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, on the southern side of Morgan Street ( formerly Oneal Street ) near the City of Greenville, and being known and designated as the rear portion of Lots Nos. 22 and 23, Block C. as shown on plat entitled " Map of City View " recorded in the R. M. C. Office for Greenville County in Plat Book A at page at page 460 and described as follows:

BEGINNING at an iron pin on the southern side of Morgan Street which iron pin is 105 feet in a westerly direction from the southwestern corner of the intersection of Morgan Street and Y. M. C. A. Street and running thence with the southern side of Morgan Street N. 89-30 W. 50 feet to an iron pin at the joint rear corner of the lot described herein and Lot No. 36; thence with the rear line of Lots Nos. 36, 35, and 34, S. 0-30 W. 108 feet to an iron pin at the joint rear corner of lot described herein and Lot No. 24; thence with the line of Lot No. 24, S. 89-30 E. 50 feet to an iron pin; thence along a new line through Lots Nos. 23 and 22, N. 0-30 E. 108 feet to the point of beginning.

ALSO: All of the grantors right, title and interest in and to those easements for water and sewer referred to in the deed from L. E. Thompson to Nannie Bell Timmerman by deed dated May 29, 1943 and recorded in the R. M. C. Office for Greenville County in Deed Book 254 page 50.

This is a purchase money mortgage and junior in lien to that held by Carolina Federal Savings and Loan Association.

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.