

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 957 PAGE 59

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

WHEREAS, We, Troy Burns and Mary H. Burns,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Trust Deed

(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

Five Thousand and No/100----- Dollars (\$5,000.00) due and payable

Due and payable \$50.00 on the first day of each and every month commencing September 1, 1964; payments to be applied first to interest, balance to principal with the privilege to anticipate payment after one year. Balance due five years from date.

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 southeastern side of Furman Road (also known as Bates Street Extension) and being known and designated as Lots Nos. 2, 3, 4, 5 and an un-numbered parcel on Plat of Newlands recorded in the R. M. C. Office for Greenville County in Plat Book "C", Page 199 and having, according to a plat prepared by Piedmont Engineering Service for Wilkins Burns, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Furman Road, which point is 90 feet in a southwesterly direction from Furman Road and Old Paris Mountain Road and running thence S. 8-32 E. 150 feet to an iron pin; thence S. 61-30 W. 110 feet to an iron pin; thence N. 8-32 W. 150 feet to an iron pin on the southeastern side of Furman Road; thence along the southeastern side of said road N. 61-30 E. 110 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed recorded in the R. M. C. Office for Greenville County in Deed Book 662, at Page 205.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 27 PAGE 695

SATISFIED AND CANCELLED OF RECORD
31 DAY OF Dec. 1974
Bernice S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:54 O'CLOCK P. M. NO. 15763