

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 17 10 44 AM 1967

MORTGAGE OF REAL ESTATE

BOOK 958 PAGE 445

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, M. A. Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Peoples National Bank of Greenville, South Carolina

(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-Five Hundred and No/100-----
Dollars (\$3,500.00) due and payable

Three Hundred (\$300.00) Dollars three months from date and a like payment of

Three Hundred (\$300.00) Dollars on the same day of each and every third month

thereafter until the above sum has been paid in full,

with interest thereon from date at the rate of six per centum per annum, to be paid: quarterly, in addition to above payments on principal

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 Northern side of Stadium Drive (formerly Davis Avenue) in Piedmont Park, being shown on plat entitled "Preliminary - M. C. Green", prepared by Dalton & Neves in July 1944, recorded in the Office of R.M.C. for Greenville County, S. C. in Plat Book W at page 5 and having the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the Northern side of Stadium Drive (formerly Davis Avenue) said point being approximately 210 feet in an easternly direction from Chandler Street (now known as a part of Stadium Drive); thence in a northerly direction and at approximate right angle to Stadium Drive (formerly Davis Avenue) 240 feet to a point; thence turning and running in an easternly direction, approximately parallel to Stadium Drive (formerly Davis Ave.) 105 feet; thence turning and running at approximate right angle to Stadium Drive (formerly Davis Ave.) 240 feet to a point on Stadium Drive (formerly Davis Avenue); thence turning and running along Stadium Drive in a westernly direction 105 feet to the point of beginning.

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.

Paid and Satisfied in Full this
the 21 day of April 1967

THE PEOPLES NATIONAL BANK
Greenville, South Carolina

Marshall C. Pickens Asst. Pres.
Cashier

Witness Bob Graydon
Elizabeth M. McCall

SATISFIED AND CANCELED OF RECORD

27 DAY OF April 1967

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

AT 11:39 O'CLOCK A. M. NO. 26028