

STATE OF SOUTH CAROLINA APR 21 3 30 PM 1967

BOOK 1055 PAGE 421

COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, M. A. Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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 Two Thousand, Five Hundred and No/100 ----- Dollars (\$ 2,500.00 ) due and payable

\$150.00 on the 20th day of July, 1967 and a like amount on the 20th day of each and every third month thereafter until paid in full, and in addition thereto,

with interest thereon from date at the rate of 6 3/4 per centum per annum, to be paid: quarterly

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 &amp; 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 easterly 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 easterly 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 westerly direction 105 feet to the point of beginning.

LESS, HOWEVER, that certain five (5) foot strip of land deeded by the Mortgagor as shown in Deed Book 795 at Page 258.

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 2 PAGE 436

SATISFIED AND CANCELLED OF RECORD

15 DAY OF Sept 1971Ollie Farnsworth

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

AT 11:00 O'CLOCK A. M. NO. 789.2