

MORTGAGE OF REAL ESTATE—Mann, Foster, ^{113 20 9 11 AM 1969} ~~Wilmington & Ashmore~~, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1087 PAGE 13

CLERK OF THE COURT
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DEEM, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Estate of A. P. Burnett

(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 **Fifty-four Thousand and No/100**----- Dollars (\$ 54,000.00) due and payable **Twelve Thousand (\$12,000.00) Dollars, plus accrued interest, on March 19, 1969, Seven Thousand (\$7,000.00) Dollars, plus accrued interest, on March 19, 1970, and Seven Thousand (\$7,000.00) Dollars, plus accrued interest, on the 19th day of March of each succeeding year until paid in full,**

with interest thereon from **date** at the rate of **six(6%)** per centum per annum, to be paid: **Annually**

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**, lying in the fork of **Pelham Road and Brushy Creek Road**, consisting of **eighty (80) acres**, more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin near the fork of said roads and running along the **Brushy Creek Road N. 21-45 W. 246 feet; thence N. 14-30 W. 493 feet; thence N. 25 W. 217 feet; thence N. 19-15 W. 648 feet; thence N. 38 W. 600 feet; thence N. 6-30 W. 335 feet to the middle of a bridge on Brushy Creek; thence N. 75-30 W. 272 feet; thence S. 33-15 W. 2,213 feet to the corner of property now or formerly owned by E. C. Greer; thence N. 57 W. 758 feet; thence S. 35 W. 399 feet; thence S. 54-20 E. 700 feet; thence S. 84-40 E. 644 feet; thence N. 83-20 E. 511 feet; thence S. 89 E. 965 feet; thence S. 63-10 E. 623 feet to the beginning point.**

LESS, HOWEVER, approximately twenty (20) acres conveyed by A. P. Burnett to Roy C. Greer by deed recorded in Book 201, at page 103, and a small lot conveyed by A. P. Burnett to T. W. Burnett by deed recorded in Deed Book 775, at page 88.

LIEN RELEASE AGREEMENT: Mortgagee will release the lien of this mortgage as to any portions of this property at the direction of the Mortgagee upon payment on the principal balance of said mortgage of an amount equal to \$1,000.00 per acre of the land to be released. Any regular payment may be used to release portions of this property designated by the Mortgagor and any payments made in order to release specific portions of the property shall be applied to the next annual principal payment. Mortgagor shall have prepayment privilege without penalty.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 21 PAGE 307

SATISFIED AND CANCELED BY RECORD
11/19/69
MANN, FOSTER, WILMINGTON & ASHMORE
ATTORNEYS AT LAW
GREENVILLE, S. C.