

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 18 3 01 PM '69

OLLIE FARNSWORTH
R. M. C.

BOOK 1137 PAGE 193

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THAD P. TRAYNHAM and DIXIE R. TRAYNHAM

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

EMILY BURDETTE

(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

FOUR THOUSAND FIVE HUNDRED AND 00/100

Dollars (\$4, 500, 00) due and payable

Four Thousand and 00/100 (\$4,000.00) Dollars in cash at closing, Five Hundred and 00/100 (\$500.00) Dollars payable on or before September 11, 1971

with interest thereon from date at the rate of 7 per centum per annum, to be paid: in above payment

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 purpose:

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

Thirteen (13) acres, more or less, in Saluda Township, Greenville County, South Carolina located on the southwest side of Landrum Creek Road, adjoining said Road and Landrum Creek.

BEGINNING on an iron pin at entrance of a branch at Creek and running thence N. 66 W. 8.30 chns, to an iron pin; thence S. 38 W. 13.20 chs. to a stake or; thence S. 12 E. 4.00 chs. to an R. O. tree; thence S. 40 E. 2.60 chs. to a Chestnut tree, x3; thence S. 78 1/2 E. 1.50 chs. to a stone, or; thence N. 45 E. 15.92 chs. to an iron pin; thence N. 26 1/2 E. 2.50 chs. to the beginning corner. Containing 12 and 70/100 acres, more or less.

This also being a part of the land conveyed to Emily W. Burdette by deed of Arelee Coggins, recorded in Book of Deeds 583 at Page 247 in the R. M. C. Office of Greenville County.

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.