

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

AUG 26 2 57 PM '70

BOOK 1164 PAGE 429

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN WILLIAM BURGESS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK

(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 SIX HUNDRED FORTY TWO AND 76/100 --

----- Dollars (\$ 2,642.76) due and payable
in thirty six (36) monthly installments of Seventy Three and 41/100 (\$73.41)
Dollars, each, with the first payment due September 25, 1970.

with interest thereon from date at the rate of eight 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, in Oneal Township, situate, lying and being about one-half (1/2) mile from Milford Baptist Church, containing 2.4 acres, more or less, and being more particularly described according to a plat of Property of Virginia Peck by Jones Engineering Services dated October 1965 and recorded in the RMC Office for Greenville County in Plat Book LLL, page 111, as follows:

BEGINNING at an iron pin on the western side of a new road at the corner of property now or formerly of James R. Mann and running thence along said new road, and following the curvature thereof, the chords being N. 12-16 E. 157 feet, N. 3-41 E. 103 feet, N. 5-14 W. 115.8 feet and N. 75-14 W. 84.1 feet to an iron pin in the line of other property now or formerly of James R. Mann; thence S. 15-16 W. 300 feet to an iron pin; thence S. 77-09 E. 351.5 feet to the beginning corner.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 231

SATISFIED AND CANCELLED OF RECORD

13 Se 1971
Ollie Farnsworth

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

AT 10:28 O'CLOCK A M. NO. 16309