

GREENVILLE CO. S. C.

SEP 17 4 38 PM '70

BOOK 1166 PAGE 629

USL—FIRST MORTGAGE ON REAL ESTATE ALLIE FARNSWORTH
R. H. C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: -- I, Buford S. Burrell, --

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 -----
--- Sixteen Thousand Two Hundred & No/100 ----

DOLLARS (\$16,200.00), with interest thereon from date at the rate of -- eight -- (8%) per centum per annum, said principal and interest to be repaid as therein stated, and

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, Chick Springs Township, located about one mile West from Greer, S. C., on the Southeast side of Bent Creek Drive and the Northern side of Bowers Circle, being shown and designated as all of Lot No. 51 on plat of property entitled "KING ACRES" made by John A. Simmons, Surveyor, dated August 10, 1963, which plat is recorded in Plat Book YY, Page 153, Greenville County R. M. C. Office, with a frontage on Bent Creek Drive of 100 feet, and on curve to Bowers Circle of 28.3 feet, and running along the northern side of Bowers Circle 140 feet. Reference is hereby made to said plat for a more complete description as to metes and bounds.

The within property is conveyed subject to restrictions recorded in Deed Book 734, Page 239, and easements and right-of-ways indicated on said plat.

This is the same property conveyed to the mortgagor by deed of Cecil W. McClimon, to be recorded herewith in the R. M. C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.