

FILED

BOOK 1174 PAGE 649

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE (CO. S. C.)

DEC 8 12:56 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. L. Burger

(hereinafter referred to as Mortgagor) is well and truly indebted unto
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
Six Thousand and no/100 Dollars (\$ 6,000.00) due and payable

6 months after date

with interest thereon from date at the rate of 8 per centum per annum, to be paid:

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 Greenville Township, being known and designated as Lot No. 64, Section 4, on a plat of Dunean Mill Village, recorded in Plat Book S at Page 173 in the R.M.C. Office for Greenville County and being described as follows:

Beginning at an iron pin on Seyle Street, joint corner of lots 63 and 64, and running thence with the line of lot 63, N 61-16 W, 128.5 feet to an iron pin on the line of a 15 foot alley; thence along the line of said alley, N 30-39 E, 48.5 feet to an iron pin at the rear corner of lot 65; thence with the line of lot no. 65, S 64-25 E, 125.8 feet to an iron pin on Seyle Street; thence with said Street, S 27-26 W, 56 feet to the point of beginning.

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.

Paid and Satisfied in Full this
the 17 day of March 1971

THE PEOPLES NATIONAL BANK
Greenville, South Carolina

L. L. Jepson
Witness Janet Copeland
Bobby R. Graydon

asst.
Pres.
Cashier

SATISFIED AND CANCELLED OF RECORD

9 DAY OF April 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:25 O'CLOCK A. M. NO. 23538