

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 20 3 18 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1178 PAGE 497

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, we, Johnny Stidham & Patsy Green Stidham, our heirs and assigns

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. D. Burns, his heirs and assigns

(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

Nine Thousand and no/100----- Dollars (\$ 9000.00) due and payable

a cash payment of \$80.90 on January 1, 1971 and a like payment of \$80.90 cash on the first day of each and every successive month thereafter until paid in full

with interest thereon from date at the rate of 7% 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, Bates Township, located about three miles north of Travelers Rest, S. C., on the western side of U. S. Highway No. 276 (Travelers Rest - Ceaser's Head Road) the same being shown and designated as lot no. 5 on a plat of the property of the " Nannie K. Hunt Estate," plat made by H. L. Dunahoo, Surveyor, dated Mo. 15 & 16, 1951 and recorded in Plat Book AA, Page 134, R.M.C. Office for Greenville County, and having, according to said plat which is incorporated herein by reference, the following courses and distances, to-wit:

Beginning at a point on the edge of the western side of U. S. Hwy. # 276, corner of lot # 6; thence along line of lot # 6, S. 63-3 W. 219 ft. to the rear corner of lot # 35; thence along line of lot # 35, N. 26-15 W. 100 ft. to a point at the corner of lot # 4; thence along line of lot # 4, N. 63-30 E. 219 ft. to a point on the Western edge of U. S. Hwy. # 276 at joint corner of lot # 4; thence along the Western edge of said Highway # 276, S. 29-30 E. 100 ft. to the beginning corner.

This is a part of the same property conveyed to H. D. Burns, his heirs and assigns, by Paul L. Gilreath and S. T. Turner, as Trustees, of the Nannie K. Hunt Estate, Bates Township, and recorded in the R. M. C. Office in Greenville County, State of South Carolina, on the 27th day of February, 1952, in Book 452, Page 119.

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.