

DEC 1 3 51 PM '71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

BOOK 1215 PAGE 219

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PROFIT SHARING PLAN AND TRUST OF JOHN BURRY, D.M.D., P.A.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. SHELL THACKSTON, MABEL T. KNIGHT AND EDWARD S. THACKSTON

(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 NINETEEN THOUSAND ONE HUNDRED FOUR AND NO/100 --- Dollars (\$ 19,104.00) due and payable

with the sum of One Thousand One Hundred Four and No/100 (\$1,104.00) Dollars due December 15, 1971 and \$539.48 on December 15, 1972 and a like sum on the 15th day of each month thereafter for a total of thirty-six (36) months with interest to December 15, 1972. In addition to above stated sum and included in payment thereafter being first deducted and balance to principal. with interest thereon from date at the rate of five per centum per annum, to be paid: as hereinabove stated

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, Fairview Township, containing 57.76 net acres and 58.26 total acres in accordance with this description and being shown in accordance with plat made for John Burry, D.M.D., P.A. by C.O. Riddle, Surveyor, dated September 6, 1971 and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a nail cap in the center of County Road, joint corner of property of Frank Smith and Parsons & McGeachie and also being 1,020 feet from center of S.C. Highway No. 418 and running thence along the Smith line S. 83-46 W. 52.8 feet to an iron pin; thence S. 73-56 W. 2,250.6 feet to stone; thence N. 19-03 W. 1,040 feet to stone; thence N. 79-57 E. 1,562.5 feet to an iron pin; thence N. 47-57 E. 707.2 feet to an iron pin; thence S. 78-48 E. 640.2 feet to an iron pin in the center of County Road; thence along the center of said County Road, S. 31-12 W. 347.8 feet to an iron pin; thence S. 1-53 W. 739.4 feet to a nail cap the point of beginning.

This is the same property conveyed to the Mortgagor by deed of W. Shell Thackston, Mabel T. Knight and Edward S. Thackston, to be recorded of even date herewith.

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.