

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

BOOK 1216 PAGE 435

Dec 15 4 13 PM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.H.C.

WHEREAS, **FIRST SOUTHERN INVESTMENT CO., INC.**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **PALMETTO INSURANCE & REALTY, INC.**

(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 **FIVE THOUSAND EIGHT HUNDRED SIXTY FIVE AND**

40/100 ----- Dollars (\$5,865.40) due and payable

ninety (90) days after date. It is understood and agreed that interest charges in the sum of \$250.00 are being deducted from the face amount of this note

with interest thereon from date at the rate of **eight** per centum per annum, to be paid: **on demand**

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**, located on the northeasterly side of **Burdine Road**, being a portion of parcel number 5 of the **J. T. Burdine Estate** and being described as follows in accordance with a plat prepared by **Carolina Surveying Company** dated **April 2, 1971**:

BEGINNING at a point on the northeasterly edge of **Burdine Road**, joint front corner with parcel number 6 and running thence along said road, **S. 39-51 E. 122.5 feet**; thence **N. 60-31 E. 360.7 feet** to a point; thence **N. 39-38 W. 122.5 feet** to an old iron pin; thence **S. 60-30 W. 361.2 feet** to the point of beginning. This is the identical property conveyed to the mortgagor by deed of **Bessie B. Walker** to be recorded of even date herewith.

ALSO, ALL that lot of land in the State of South Carolina, County of **Greenville**, containing **2.3 acres**, more or less, and constituting a portion of parcel number 6 of the **J. T. Burdine Estate** and being described as follows in accordance with a plat prepared by **Carolina Surveying Company** dated **April 2, 1971**:

BEGINNING at a point on the northeasterly edge of **Burdine Road**, joint front corner with parcel number 5, and running thence along the edge of said road, **N. 39-51 W. 190 feet** to a point; thence **N. 50-24 E. 373.1 feet** to a point; thence **S. 63-30 E. 239 feet** to a point; thence **S. 63-50 E. 65.7 feet** to an old iron pin; thence **S. 60-30 W. 504.7 feet** to the point of beginning. This is the identical property conveyed to the mortgagor by deed of **John M. Burdine** to be recorded of even date herewith.

It is understood and agreed that this mortgage is second in lien to that held by **Southern Bank and Trust Company** in the amount of **\$11,250.00** 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.