

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1232 PAGE 495

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Burgin Motor Company, Inc.**

(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

Seven Thousand and no/100 Dollars (\$ 7,000.00) due and payable

in three (3) years in quarterly installments of \$583.35 per quarter plus interest, the first payment being due August 10, 1972, and each quarter thereafter until paid in full

with interest thereon from date at the rate of **seven** per centum per annum, to be paid quarterly.

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 Saluda Township containing 8.85 acres, according to plat of R.A. Lunsford, recorded in Plat Book HHH at page 59 and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin in the center of Stamey Valley Road, at the corner of Etta Stamey, thence N. 18-15 W. 55 feet to an iron pin; thence N. 56-10 E. 200 feet to an iron pin; thence N. 45-30 W. 415 feet to an iron pin; thence S. 73-30 W. 162.5 feet; thence N. 85-45 W. 113 feet to an iron pin; thence S. 66 W. 180 feet to an iron pin; thence S. 37 W. 170 feet to a red oak, thence S. 16 W. 317 feet to an iron pin; thence S. 2 E. 195 feet to the point in the center of Stamey Valley Road; thence along the center of said road N. 64-30 E. 448 feet; thence with said road N. 82 E. 175 feet to an iron pin; thence with said road; N. 71 E. 200 feet to the point of beginning.

ALSO

All that piece, parcel or lot of land lying on the northern side of Stamey Valley Road in Saluda Township, Greenville County, South Carolina, being shown on a plat entitled "Plat of Property of Fannie Sentell & Etta Stamey" made by Terry T. Dill, R.L.S., dated December, 1965, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Page contain 4.50 acres, more or less and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Stamey Valley Road at the common corner of the property of the grantors and grantee herein, and running thence along the line of the property of the grantee N. 16-45 W. 33 feet to an iron pin, then continuing along the line of property of the grantee herein N. 56-24 E., 198 feet 6 inches to an iron pin; thence continuing along the line of other property of the grantee herein, N. 45-12 W. 415 feet to an iron pin; thence along the line of property now or formerly owned by Lunsford N. 49-45 E. 470 feet to an iron pin; thence along line of property now or formerly owned by the Valley Bailey Estate S. 23-45 E. 411 feet to an iron pin; thence along line of a lot now or formerly owned by Grover Capps, S. 51-30 W. 162 feet 3 inches to an iron pin; thence continuing along the line of property now or formerly owned by Grover Capps, S. 27-10 E. 135 feet to an iron pin on Stamey Valley Rd.; thence along the northern side of Stamey Valley Road S. 61-15 W. 150 feet to an iron pin; thence continuing along the northern side of said road S. 70-07 W. 200 feet to an iron pin the point of beginning.

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.