

MORTGAGE OF REAL ESTATE—Office of Price & Poag, Attorneys at Law, Greenville, S. C.

JAN 31 10 59 AM '74

DOWNS & TANKERSLEY
ATTORNEYS AT LAW
GREENVILLE, S. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELLIS BURGESS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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

FOUR THOUSAND ONE HUNDRED AND 94/100 DOLLARS (\$ 4,100.00).

due and payable in 120 consecutive monthly installments of fifty-one and 94/100 Dollars (\$51.94), to be applied to interest first and then to principal, until paid in full, first payment due and payable March 1, 1974, and continuing each and every month thereafter,

with interest thereon from date at the rate of nine ⁽⁹⁾/₁₀₀ per centum per annum, to be paid: As stated above.

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,

ALL that piece, parcel or tract of land in Dunklin Township, Greenville County, South Carolina, lying about 5 miles east of Elliamston, S. C., bounded on the North by lands of W. B. Fou, on the East by lands of Charles Gason Estate, on the South by lands formerly owned by Herman Smith, and on the West by Cecil Holliday, containing 17.71 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING on a stone corner with Fou, formerly bank of Woodville corner, and running thence N. 63-45 E. 1,031 feet to a stone corner with Cecil Holliday; thence N. 11-41 E. 1,032 feet along the line of Gason property to an iron pin; thence N. 62-45 W. 53.5 feet to the center of a public road; thence S. 51-20 W. 297.5 feet to a bend in the road; thence continuing with said road S. 45-15 W. 322.5 feet to a bend; thence continuing with said road S. 51-35 W. 167.5 feet to a bend in the road; thence S. 12-45 W. 243.5 feet to a bend in the road; thence continuing with said road S. 51-45 W. 108 feet to a bend; thence continuing with said road S. 72-17 W. 125 feet to a bend in said road; thence S. 69-45 W. 343.5 feet to an iron pin, corner with Fou; thence S. 10-36 E. 326 feet to the beginning corner; being the same parcel of land conveyed to the Mortgagor by Ruby A. Parker.

ALSO, ALL that piece, parcel or lot of land, containing one acre, situate, lying and being in Dunklin Township, Greenville County, South Carolina, and being a portion of the property of Francis H. Davenport situate on the Northeasterly side of U. S. Highway 25 and having, according to a plat prepared by F. B. Cary, June 28, 1950, the following notes and bounds, to-wit:

BEGINNING at a point in the center of U. S. Highway 25 at the joint front corner of the property herein conveyed and other property of Francis H. Davenport,
(Continued on reverse)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.