

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 1 4 33 PM '74
R. M. C. OFFICE
RECORDED

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Don B. Burns and Kathryn S. Burns,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company of Travelers Rest, its successors 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

Eighty Two Hundred Fifty-three and 12/100 ----- Dollars (\$ 8253.12) due and payable in 48 monthly installments of One Hundred Seventy-one and 94/100 (\$171.94) Dollars commencing on the 1st day of June, 1974 and on the same date of each successive month thereafter until paid in full

with interest thereon from date at the rate of 12.52 per centum per annum, to be paid:

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 Patrol Club Road, being a portion of Lot #3 of property of Walter P. Prince, et. al., recorded in the R. M. C. Office for Greenville County in Plat Book "O", Page 135. Said plat was prepared by R. K. Campbell, RLS, dated July 29, 1960, and according to said plat has the following metes and bounds:

BEGINNING at an iron pin in center of Patrol Club Road at corner of lot of Margaret Prince Hester, and running with center of said road N 61-57 E 201 feet to an iron pin in center of said road at corner of lot of Ruthel Duncan, thence with Duncan line 16 feet to a fence post at corner of lot of the grantee herein and Ruthel Duncan; thence with Duncan line N 18-47 W 152 feet to an iron pin in line of Mrs. M. E. Burns; then along Burns line S 71-15 W 183.15 feet to an iron pin at corner of lot of Margaret Prince Hester; and with Hester line S 14-25 E 201.04 feet to beginning.

This property was conveyed to mortgagor by deed recorded in Deed Book 823, Page 585, and is shown on the tax map sheet as 451-1-19.1.

This is a junior mortgage to a first mortgage to Fidelity Federal recorded in the R. M. C. Office for Greenville County in Mortgage Book 1087, Page 376.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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.