STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

10 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Frank D. Burton and Eunice V. Burton

thereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even dute herewith, the terms of which are incorporated herein by reference, in the sum of

Four thousand eight hundred twenty - six and 40/100 Dollars (\$4,826.40) due and payable

in forty - eight (48) monthly installments of \$100.55 each, the first of these due and payable on May 8, 1975 with a like sum due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from

date

at the rate of 12.48

per centum per annum, to be paid: in advance

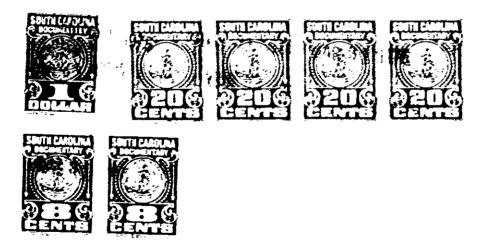
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 same for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the seasing 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 Mortgagoe, 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, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, and being more particularly described as Lot No. 80, Section 4, as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County", made by Dalton & Neves, February, 1950, sections 3 and 4 of said plat are recorded in the R. M. C. Office of Greenville County in Plat Book Y, at pages 2-5, inclusive, and pages 6-9, inclusive, respectively. According to said plat, the within described lot is also known as #20 Hammett Street and fronts thereon 77 feet.

This is the same property conveyed to Frank D, and Eunice V. Burton by deed of Clarence Owens dated March ____ 1973, said deed recorded in the RMC Office for Greenville County in Vol. 973 at page 469.



Together with all and shirular rights, members, hereditiments, and appurtenances to the same belonging in any way incident or appertaining, and all of the reads, issues, and profits which may arise or be had therefrom, and including all leating, plumbing, and lighting fixtures now or be reafter alta had, connected, or fitted thereto in any manners at being the intention of the parties hereto that all fixtures in large plumbing, and household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortzugee, its heirs, successors and assigns, forever.

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The Mastrary coverants that it is lawfully seized of the premises harminone described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or enumber the same, and that the premises we tree and clear of all liers and enumerances except as provided herein. The Montragor further exemints to warrant and forever defend all and singular the said premises unto the Montgagee forever, from and against the Montgager and all persons whomsover lawfully obtaining the same or any part thereof.

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