

FILED
GREENVILLE CO. S. C.

1408 640

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, JAMES F. AND KRISTA BURNS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 TWO THOUSAND FIFTY FOUR AND 52/100----- Dollars, \$2,054.52 ; due and payable

IN 18 MONTHLY INSTALLMENTS OF \$114.14, DUE AND PAYABLE ON SEPTEMBER 15, 1977 AND THE SAME DAY OF EACH MONTH THEREAFTER

with interest thereon from date at the rate of 12.58 per centum per annum, to be paid MONTHLY

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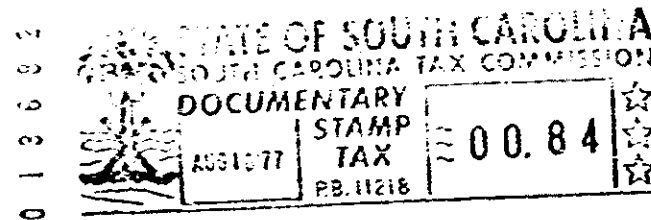
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being shown and designated as Lot No. 51 on a plat of Windsor Park made by R. K. Campbell, Surveyor, dated March 29, 1960 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR at Page 25, reference to which is hereby craved for the metes and bounds thereof.

This is the identical property conveyed to the mortgagors by deed of A. J. Prince, Builders Inc., recorded in the RMC Office for Greenville County in Deed Book 897 at Page 579 dated September 4, 1970.

This mortgage is second and junior in lien to that certain mortgage held by Cameron-Brown Company recorded in the RMC Office for Greenville County in Mortgage Book 1165 at Page 303 on September 4, 1970 in the original amount of \$18,000.00.



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.

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