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BOOK 1427 PAGE 252

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY } MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Alvin E. Burdett and Evelyn G. Burdett

(hereinafter referred to as Mortgagor) is well and truly indebted unto William C. Brooks, Trustee under Trust Agreement recorded in Vol. 907 at Page 9, R.M.C. Office for Greenville County

(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 and no/100-----

-----Dollar (\$2000.00) due and payable
a cash downpayment of \$145.00 on July 15, 1976 and a cash payment of \$50.00 on August 15, 1976 with a like payment of \$50.00 cash on the 15th day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal.

with interest thereon from July 15, 1976 at the rate of 9% per centum per annum, to be paid: monthly

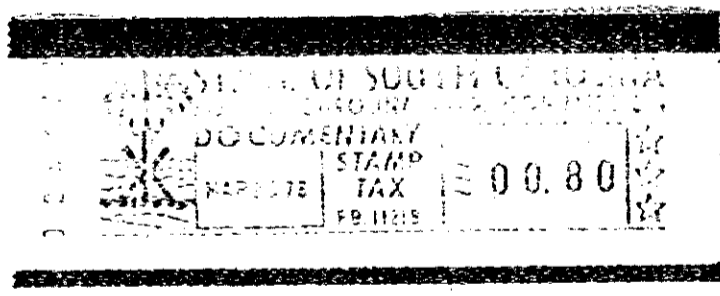
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Bates Township, in the Town of Marietta, known as and being a part of the property conveyed to Grantor by deed recorded in RMC Office for Greenville County in Book 906 at Page 635 also Book 945 at Page 441. Said lot being Lot No. 2 as shown on plat made by Terry T. Dill, Reg. C. E. & L. S. No. 104, dated 1963 and recorded in Book K111 at Page 7A with the following metes and bounds, to-wit:

BEGINNING on an iron pin on the western side of Oakland Ave., joint corner with Lot No. 3, and running thence N. 39-11 W. 180.2 ft. to iron pin; thence N. 48-51 E. 115.5 ft. to iron pin, joint corner with Lot No. 1; thence S. 38-45 E. 130.8 ft. to iron pin; thence S. 19-30 W. 100.0 ft. to iron pin on west side of Oakland Ave.; thence with west side of Oakland Ave. S. 50-49 W. 28 ft. to the beginning corner, more or less.

This is a part of the property conveyed by deed to Wm. C. Brooks, Trustee by Lawrence H. Buchanan, James C. Barnett, William C. Brooks, Lowell Tankersley and Ruth H. Buchanan and recorded in RMC Office for Greenville County in Book 906 at Page 635 on Jan. 20, 1971 and also a part of the property conveyed by deed to Wm. C. Brooks, Trustee by deed of Norma Elaine Buchanan Sloan recorded in RMC Office for Greenville County in Book 945 at Page 441 on June 5, 1972.



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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.

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