FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1431 PAGE 147

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ernest A. Burrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto First-Citizens 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 Seven Thousand Two Hundred Thirty One and 80/100 - Dollars ($ 7,231.80) due and payable according to the terms thereof, said note being incorporated herein by reference.

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 near Paris, South Carolina and in Piedmont Park Community about three miles East from City of Greenville, and about 300 feet south from Piedmont Avenue, Chick Springs Township, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the northwest corner of the L. H. Holder lot and running thence S. 1-15 W., 100 feet to an iron pin; thence N. 87-17 E., 115 feet more or less to an iron pin, corner of property now or formerly of W. E. and Thelma Coleman; thence with the line of said property, N. 1-15 E., 100 feet to an iron pin, southeast corner of L. H. Holder lot; thence with Holder line, S. 87-17 W., 111 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor by Deed of William C. Bailey and Lyndia B. Bailey and being recorded in the R.M.C. Office for Greenville County in Deed Book 1045 at Page 466 on November 3, 1976.

MORTGAGEE'S ADDRESS: P. O. Box 3028
Greenville, South Carolina 29602

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAY-5'78
P.B. 11213
02.92

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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 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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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