

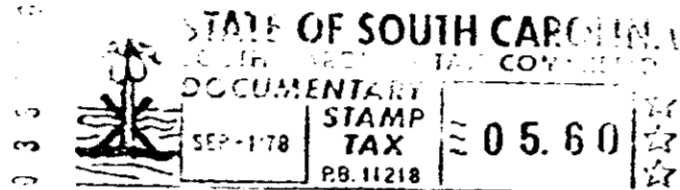
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, **Sammy Burgess**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Betty Dean Reynolds Garrett, her heirs 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 **Fourteen Thousand and No/100 (\$14,000.00) Dollars due and payable in monthly installments of One Hundred Eighty-Five and 02/100 (\$185.02) beginning September 1, 1978 and a like amount on the first day of each month thereafter until paid in full, said payments to be applied first to interest and the balance to principal,**



with interest thereon from **date** at the rate of **Ten (10%)** 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 in Greenville Township and being on the north side of East North Street, formerly Spartanburg Road, and more particularly described as follows:**

BEGINNING at a pipe in edge of East North Street, formerly Spartanburg Road, and running thence with line now or formerly of Watkins, N. 30-27 W. 312 feet to a pin, joint corner with Watkins; thence with rear line of said Watkins, N. 81-38 E. 25 feet to Watkins' corner; thence N. 40-27 W. 84 feet 3 inches, running across a small branch to pipe corner just beyond branch; thence S. 22-30 W. 81.8 feet to a pipe corner on line; being the rear line of Watkins projected (said rear line being S. 81-38 W.); thence S. 24-45 E. 323 feet to pipe on edge of East North Street; thence with the edge of said East North Street, N. 69-32 E. 70 feet to the beginning corner. This property is a lot fronting on East North Street 70 feet running back on approximately parallel lines so that it narrows to a width of 60 feet on the rear line.

Also a triangular space partly in the rear of Watkin's lot, so as to cross the branch. The length of said lines are measured from the edge of East North Street.

Being the identical property conveyed to the Mortgagor herein by deed of even date herewith executed by Betty Dean Reynolds Garrett recorded in the R.S.C. Office for Greenville County in Deed Book 1086 at Page 569.

This Mortgage may become due and payable in full upon the sale or conveyance of the within described premises unless the sale is consented to beforehand in writing by the Mortgagee, and is not assignable without written consent.

Mortgagor further is to pay an additional sum monthly beginning September 1, 1978 and a like amount on the first day of each month thereafter until the Mortgage is paid in full to Mortgagor for payment of property taxes and insurance, said sum to initially be Twenty-Five and No/100 (\$25.00) per month payable with the aforementioned Mortgage installments.

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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