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MORTGAGE OF REAL ESTATE--Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Willie K. Burns, Sr. and Evonne L. Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice L. Taylor

(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 Sixteen Thousand, Two Hundred, Fifty and No/100-----

----- Dollars (\$16,250.00) due and payable

in five (5) equal installments of \$3,250.00 to be paid annually with the first installment to be paid on November 8, 1979.

Purchaser has right to payoff property after first installment without penalty.

with interest thereon from _____ date _____ at the rate of 9% per centum per annum, to be paid: annually (on unpaid balance)

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:

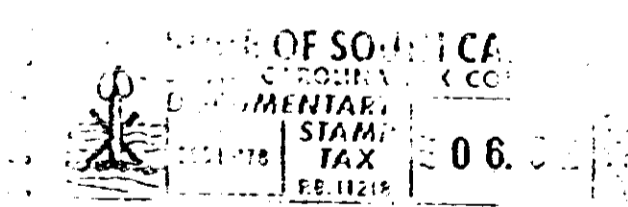
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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.

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown on plat of property of J. Wesley Taylor, prepared by Richard Wooten Surveying, dated August 4, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Scuffletown Road at the joint corner with property now or formerly of Mahaffey and running thence S. 36-48 W. 330.51 feet to a pin; thence with line of property now or formerly of Sadisco of Greenville, S. 37-55 W. 1023.63 feet to a pin; thence along property now or formerly of Poland, N. 18-04 E. 213.18 feet to a point; thence continuing along Poland property, N. 20-50 E. 883.82 feet to a point on line of 1.37 acre tract as shown on said plat; thence with said 1.37 acre tract, S. 62-14 E. 90.05 feet to a point; thence continuing with 1.37 acre tract, N. 48-51 E. 323.53 feet to a point on the Southwesterly side of Scuffletown Road; thence with the Southwesterly side of Scuffletown Road, S. 43-41 E. 177.07 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of Eunice L. Taylor, of even date, to be recorded herewith.



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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