

ADDRESS: A. F. Burgess, P. O. Box 10207, Greenville, S. C. 29603

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

VOL 1459 PAGE 605

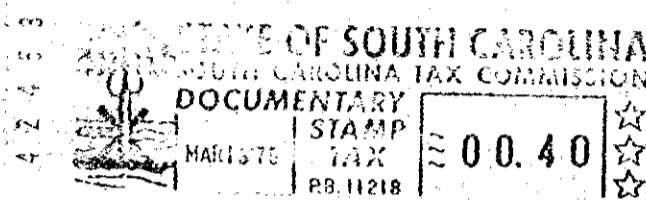
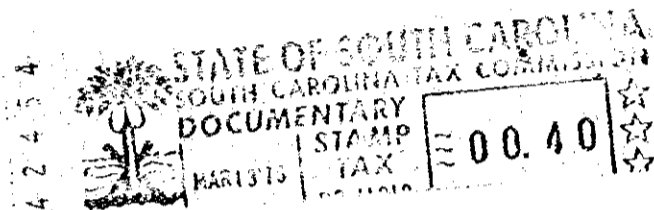
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE
COUNTY OF GREENVILLE

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DUNNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Robert B. Smith,

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto A. F. Burgess (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 ----- DOLLARS (\$2,000.00) with interest thereon from date at the rate of ten per centum per annum, said principal and interest to be repaid as follows: Principal and interest shall be due and payable one (1) year from date.



WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being in Austin Township, County of Greenville, State of South Carolina, on the northwest side of Ridge Road, and having the following courses and distances, metes and bounds, to-wit:

BEGINNING at a stone corner of Tolbert's line and running thence with said line S. 2-06 E. 897 feet to a stake; thence N. 59-07 E. 1080 feet to an iron pin in the road; thence along the road N. 38-15 W. 391 feet to bend; thence further along said road N. 28-15 W. 281 feet to bend; thence N. 4-30 E. 115 feet to iron pin at corner of Nelson Dixon lands; thence along line of said land S. 60 W. 686 feet to the beginning corner, and containing 15 acres, more or less.

Less, however, the following property: A tract consisting of 1.06 acres and right of way consisting of .06 acres, more or less, as shown by plat recorded in the Office of the R.M.C. for Greenville County in Plat Book 5-I at Page 102, which was conveyed by mortgagor to Sam Edward Smith by deed dated October 31, 1974, recorded in the Office of the R.M.C. for Greenville County in Deed Book 1009 at Page 862; and less a tract consisting of 0.5 acres, more or less, as shown by plat recorded in the Office of the R.M.C. for Greenville County in Plat Book 4-Y at Page 32, which was conveyed by mortgagor to Maturlean Smith Sullivan by deed dated January 26, 1973, and recorded in Deed Book 965 at Page 639; and less a tract containing 1 acre, more or less, as shown by plat recorded in the Office of the R.M.C. for Greenville County in Plat Book 4-Y at Page 33, which was conveyed by mortgagor to Bobby Louis Smith by deed dated January 26, 1973, and recorded in Deed Book 965, at Page 605.

This is the same property conveyed to the mortgagor herein by S. A. Cureton by deed dated February 21, 1947, and recorded in the R.M.C. Office for Greenville County in Deed Book 307, Page 428.

(CONTINUED ON BACK)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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