

or advances to the Mortgagor(s): and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor(s) 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, the undersigned Mortgagor(s) have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 72 on plat of Section 2 of Northwood Hills, recorded in Plat Book QQ, Page 156, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Buncombe Road, joint front corner of Lots 71 and 72, and running thence along the boundary of Lot 71, N. 83-45 W. 190.0 feet; thence N. 8-20 E. 147.6 feet; thence S. 80-52 E. 185.7 feet; thence S. 6-36 W. 138.2 feet along Buncombe Road to the point of beginning.

This is the identical property conveyed to C. Steve Burnette by deed of Fred L. Surett and Louise P. Surett dated November 20, 1978 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1092 at page 386 on November 21, 1978.

Together will all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining and of all 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 hereinabove described in fee simple absolute, that it has a 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 Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagors further covenant and agree as follows:

(1) That this Mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes,

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