

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C. MORTGAGE OF REAL ESTATE
APR 10 10 30 AM 1982
DONN... LANKERSLEY
R.M.C

BOOK 1568 PAGE 334

WHEREAS, J. Arnold Burrell and Patsy W. Burrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto
N. G. Proffitt, Inc., 105 Sugar Creek Road, Greer, SC 29651

(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

Eighty Thousand and No/100----- Dollars (\$ 80,000.00) due and payable

on or before ninety (90) days from date. Payments of \$933.33 interest only commencing May 1, 1982, and continuing on the first of each month thereafter until entire balance is paid in full;

with interest thereon from date at the rate of 14 per centum per annum, to be paid: as outlined above (interest in arrears)

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, on the Northwesterly side of Shady Creek Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 482 on plat entitled "Map Two, Section Two, Sugar Creek" as recorded in the RMC Office for Greenville County, SC, in Plat Book 7-X at Page 19 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Shady Creek Court, said pin being the joint front corner of Lots Nos. 481 and 482, and running thence with the common line of said lots, N. 53-43-52 W. 152.37 feet to an iron pin at the joint rear corner of Lots Nos. 481 and 482; thence S. 33-51-32 W. 154.65 feet to an iron pin at the joint rear corner of Lots Nos. 482 and 483; thence with the common line of said lots, S. 77-00 E. 136 feet to an iron pin on the Northwesterly side of Shady Creek Court; thence with the Northwesterly side of Shady Creek Court on a curve, the chord of which is N. 45-20-21 E. 53.49 feet to an iron pin; thence continuing with said Court on a curve, the chord of which is N. 56-58 E. 35.35 feet to an iron pin; thence continuing with said Court, N. 36-16-08 E. 14.89 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Mortgagee dated March 29, 1982, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
APR 29 1982
32.00

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 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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