

Mortgagee's Address: Unit 27, Bridgeview Condominiums, Greenville, SC

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.**

WHEREAS, Douglas H. MacDonald and Ruby N. Morgan
(hereinafter referred to as Mortgagor) is well and truly indebted unto T. D. Burnette and Cynthia Burnette

(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 Twenty-Six Thousand and no/100-----

Dollars (\$ 26,000.00) due and payable

on or before February 28, 1985

with interest thereon from even date at the rate of twelve (12%) per centum per annum, to be paid:

in accordance with the terms of said promissory note.

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:

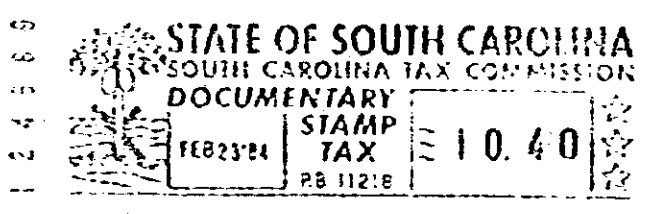
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.88 acres on a plat entitled "Property of Douglas M. McDonald and Ruby N. Morgan" prepared by Carolina Surveying Company dated February 22, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-H at Page 96 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Patrol Club Road at the joint corner with Lot 11, Paris Point Subdivision and running thence along the center of Patrol Club Road N 20-31 E 126.3 feet to an old spike; thence continuing along the center of Patrol Club Road N 47-07 E 74.8 feet to an old spike; thence continuing along the center of Patrol Club Road N 80-03 E 118.1 feet to an old iron pin; thence continuing along the center of Patrol Club Road S 75-08 E 60.3 feet to an old spike; thence continuing along the center of a private drive S 45-00 E 78.3 feet to an old spike; thence continuing along the center of said private drive S 67-51 E 58.4 feet to an old iron pin; thence running S 9-57 W 245.1 feet to an old iron pin; thence running N 66-59 W 370.5 feet to an old nail in the center of Patrol Club Road, being the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of the mortgagees 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 defend 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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