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MORTGAGEE'S MAILING ADDRESS: c/o M. E. Williams
303 Andulsian Trail, Simpsonville, S. C. 29681

Prepared by Sidney L. Jay, Attorney at Law, 111 Manly Street, Greenville, South Carolina. VOL 1669 PAGE 824

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 22 3 17 PM '84
DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN

THIS IS A PURCHASE MONEY MORTGAGE

WHEREAS, we, Billy T. Burgess and Maebelle B. Burgess,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Emily F. Wallace

(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 Thirty Thousand and No/100 ($30,000.00)----------- Dollars, due and payable: on or before 31 December 1984, without interest prior to maturity.

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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 piece, parcel, or lot of land located in the County of Greenville, State of South Carolina, located on Old Farrs Bridge Road and Blackberry Valley Road, the same being shown on a plat entitled "Survey for Thomas L. Jones and Etheleen Jones", dated October 13, 1969, said plat being recorded in the RMC Office for Greenville County, and being the western portior of property shown on a plat of Property of Ruby Nell Roach recorded in Plat Book "4 B", at Page 89, and having, according to the first mentioned plat, the following metes and bounds, to wit:

BEGINNING at a point in the approximate center of Old Farrs Bridge Road and running thence N. 24-15 W. along Blackberry Valley Road, 52 feet to a point; thence N. 77-0 E. 210 feet to a point; thence S. 10-17 E. 93.9 feet to a point in the approximate center of Old Farrs Bridge Road; thence S. 89-27 W. 200 feet to the point of BEGINNING.

ALSO: All that piece, parcel, or lot of land in Greenville County, State of South Carolina, containing 2.21 acres, more or less, according to a survey of the property of A. R. Bruce on October 28, 1963, by J. C. Hill, Engineer, and having the following metes and bounds: BEGINNING at an iron pin on the Old Farr's Bridge Road and running thence N. 41-30 W. 241.1 feet to an iron pin; running thence N. 60 E. 395.8 feet to an iron pin; running thence S. 31-10 E. 269.7 feet to an iron pin; running thence S. 63-50 W. 357.1 feet to an iron pin, the beginning corner.

(Continued)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or 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 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 claiming the same or any part thereof.

The Mortgagor further covenants and agrees 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, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

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