CREAL FILED

ROUTE 8, Roe Road
Greenville, S. C. 29611

MORTGAGE INDIVIDUAL FORM

MITCHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Danny W. Burton

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(hereinalter referred to as Mortgagor) is well and truly indebted unto Dempsey Real Estate Co., Inc.

(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 Two Hundred Fifty and no/100------Dollars (* 2,250.00) due and payable as provided in the terms of the promissory note of even date, which terms are incorporated herein by reference schanges and the promission of the promissory note of even date, which terms are incorporated herein by reference schanges and the promission of the promissory note of even date, which terms are schanges and the promission of the promissory note of even date, which terms are incorporated herein by reference schanges and payable and payable as provided in the terms of the promissory note of even date, which terms are incorporated herein by reference schanges and payable as provided in the terms of the promissory note of even date, which terms are incorporated herein by reference schanges and payable schanges are provided in the terms of the promissory note of even date, which terms are incorporated herein by reference schanges are provided in the promissory note of even date, which terms are provided in the promissory note of even date, which terms are provided in the promissory note of even date, which terms are provided in the promissory note of even date, which terms are provided in the promissory note of even date, which terms are provided in the promissory note of even date, which terms are provided in the pr

WHEREAS, the Mortgagor may bereafter 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Appaloosa Drive in Greenville County, South Carolina being known and designated as Lot No. 37 as shown on a plat entitled MUSTANG VILLAGE made by Dalton & Neves dated June, 1967, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book TTT at Page 1, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Danny W. Burton by deed of Dempsey Real Estate Co., Inc. to be recorded herewith.

This mortgage is a Purchase Money Mortgage given to secure a portion of the purchase price due the mortgagee by the mortgagor on the sale of the above property by the mortgagee to the mortgagor.

Together with 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 bereinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

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That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the jayment 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 theisame rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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