

FILED
GREENVILLE, S. C.

BOOK 1150 PAGE 611

STATE OF SOUTH CAROLINA
MAR 23 11 24 AM '70

COUNTY OF Greenville
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, George Radford & Emily Burdett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret B. Link

(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

-----Four Thousand & No/100-----Dollars (\$ 4000.00) due and payable

with interest thereon from date at the rate of $7\frac{1}{2}$ per centum per annum, to be paid:

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 South side of Pumpkintown road near Marietta, S. C., containing 8 $\frac{9}{10}$ acres, more or less, according to a Plat and Survey made by W. A. Hester, Surveyor, Dec. 19th, 1923 and having the following metes and bounds, to-wit:

BEGINNING at a stone by a cherry stump at the corner of Henry Batson and Henry Langford land, thence N. 88.52 W. 9.69 chs. to a stone and Holly; thence S. 52 W. 2.30 chs. to a stone x 0 M corner of Thomas Guest land; thence with his line S. 30 E 10.85 chs. to a stake (stone gone) corner of Henry Batson land; thence with his line N. 52 $\frac{1}{2}$ E. 10.60 chs. to a stake; thence still with Batson line N. 28 $\frac{1}{2}$ W. 4.75 chs. to the beginning corner.

This being a portion of the same land conveyed to Henry Batson by B. P. & Josephine Batson, recorded in RMC Office for Greenville County, State of South Carolina. Also, the same conveyed to J. T. Chapman by Henry Batson.

This is the same property conveyed to W. S. Batson by C. O. Southerland & W. M. Howard by Deed, recorded in the RMC Office for Greenville County, State of South Carolina, in Book 315, Page 147.

Together with all and singular rights, members, hereditaments, 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 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.