

MORTGAGE OF REAL ESTATE

P.O. Box 146  
Greer, SC 29617

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

10-10-19 456

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, L. B. Burnett and Andrea P. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto McClimon & Hill, 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 (\$2,000.00)----- Dollars (\$ 2,000.00 ) due and payable

to be paid at the rate of 33.62 per month, first payment due on the 1st day of April, 1984 and payment on the 1st day of each month until paid in full. Payments first applied to interest and then to principal.

with interest thereon from date at the rate of 13 per centum per annum, to be paid: monthly

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:

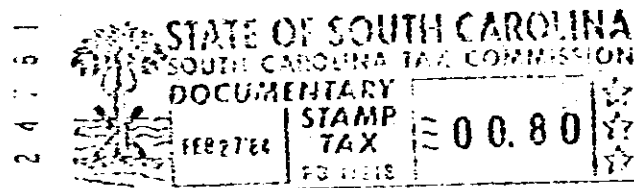
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greer, and being located on McKissick Alley and being shown as part of lot 9, and all of lots 10 and 11 on plat of the Mose McKissick Property, made for City of Greer, Dept. of Community Development and having the following metes and bounds.

Beginning at an iron pin on the Southeastern side of McKissick St., in the center of lot No. 9 and running thence along said street N. 19-49 E., 65 feet to old pin; thence S. 71-57 E., 129.5 feet to old pin on the back line of Lot No. 11; thence S. 12-57 W., 66.65 feet to old pin in center of lot No. 9; thence running along the center of lot No. 9, N. 71-29 W., 137.2 feet to the beginning corner.

This is the same conveyed to the within mortgagors by McClimon & Hill, Inc., by deed to be recorded herewith.

This is a purchase money mortgage.

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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.