

N. Main St., Sippsonville, SC 29681

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

BOOK 1534 PAGE 242
BOOK 75 PAGE 651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

CLAUDE W. GOSNEY, SR. and AGNES J. COMER
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto LINDA HUFF BURKS and GOLDEN STRIP REALTY, 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

FOUR THOUSAND SIX HUNDRED ONE & 44/100-----Dollars (\$ 4,601.44) due and payable

on or before six (6) months after date

with interest thereon from date at the rate of ten(10) per centum per annum, to be paid: at maturity

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 Town of Simpsonville, and being known and designated as Lot 59 in Subdivision known as Forest Park and formerly known as Gresham Park, plat of which is recorded in the RMC Office for Greenville County, S.C., in Plat Book EE, Page 65, and having of Linda Huff Burks (formerly Linda Huff) of even date, to be recorded.

This Mortgage is second and junior in lien to Mortgage in favor of Collateral Investment Company in the original amount of \$21,950.00, recorded in Mortgage Book 1296 at page 337.

SC70

14718014.0001

14718014.0001

8518

FILED
GREENVILLE CO. S.C.
OCT 5 1 01 PM '81
DONNIE S. TANKERSLEY
R.M.C.

PAID IN FULL THIS 29 DAY OF September, 1981.

GOLDEN STRIP REALTY, INC.

Linda Huff Burks BY: [Signature]

WITNESS:

[Signature]

WITNESS:

[Signature]

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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 forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

4328 RV-2

0 6 5 1