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State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville }

To All Whom These Presents May Concern:

We, Allen M. Burton and Mildred Burton, of Greenville County, SEND GREETINGS:

WHEREAS, we the said Allen M. Burton and Mildred Burton

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Three Thousand and No/100 - - - - - (\$3,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Thirty and No/100 - - - - - (\$ 30.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we, the said Allen M. Burton and Mildred Burton

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us,

the said Allen M. Burton and Mildred Burton in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, located on the west side of an eighteen-foot alley known as Gower Alley and being known as Number 26, Block 4, Page 76 of the City Tax Maps in the Auditor's Office, the house being Number 12 Gower Alley. Said lot has a frontage of sixty-one feet on the west side of Gower Alley and a depth of ninety-six feet which is more fully described in a deed from E. Inman to Anna B. Pickens dated April 27, 1936 and recorded in Deed Book 149 at page 558 in the R. M. C. office of said county.

"The above lot is the same conveyed to Mildred Burton by Anna B. Pickens by deed dated July 5, 1945 and recorded in the R. M. C. office for Greenville County in Vol. 277, at page 188, the said Mildred Burton having conveyed and undivided one-half interest in said property to Allen Marice Burton by deed dated July 6, 1946 and recorded in the R. M. C. office for Greenville County in Vol. 295, at page 198.

"This mortgage also covers the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty."