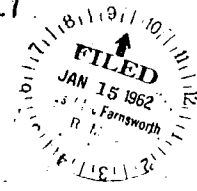


MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, I, Donnie B. Fleming

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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

Three thousand five hundred thirty-nine and 22/100 Dollars (\$ 3,539.22 ) due and payable to be paid \$40.00 per month until principal and interest are paid in full-

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

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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, Chick Springs Township, and having the

following metes and bounds, to-wit:-

BEGINNING at a stake on the North side of Hall Court Road at southwest corner of Lot No. 13, thence with said Court 111.7 feet to a stake on the corner of Lot No. 11, thence running with the Lot S. 24-30 E. to iron pin at northeast corner of Lot No. 11, and on the right of way of the P & N Railway Company, thence with the said right of way ~~in~~ in a westerly direction along the rear line of Lots 12 and 13, 100 feet to a stake at the Northwest corner of Lot No. 13; thence with line of said Lot S. 12-02 E. 64 feet to the beginning.

The above is a part of the same conveyed to H.P. and C.M. McGee, Trustees, by ~~Mr~~ Lyda Ward by deed dated Dec. 6, 1934, and recorded in the R.M.C. Office for Greenville County in Deed Book 176, at page 201, Mr. S.B. Fleming having been appointed successor trustee under said Deed Trust recorded in the R.M.C. Office for Greenville County, in Deed Book Vol 100 at page 493, as will appear by reference to certificate of Fleming's appointment recorded in said office, in Deed Book Vol. 214, at page 76.

The two lots conveyed to me by S.B. Fleming, by Deed dated Feb. 7th, 1955, and recorded in the R.M.C. Office for Greenville County, in Book 518, at page 123.

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.

*Green, S.C.  
March 16, 1971.  
Paid and satisfied  
B. P. Edwards  
Witness Jack Thompson  
M. E. Christopher*

SATISFIED AND CANCELLED OF RECORD  
30 DAY OF *March* 19 *71*  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:40 O'CLOCK A. M. NO. 11542