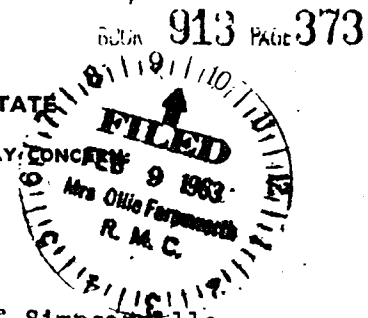


STATE OF SOUTH CAROLINA  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME



WHEREAS, I, C. M. Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Eighteen Hundred Twenty Seven and 62/100 --

Dollars (\$ 1,827.62 ) due and payable

3 months after date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: Quarterly

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, Austin Township, containing 4.5 acres According to the plat of property of J. A. Greene Estate and C. M. Greene made by J. Mac Richardson dated April, 1953 and recorded in the R.M.C. office for Greenville County in Plat Book EE at page 57 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Fowler Road and running thence along the property of Claude M. Greene S. 37-15 W. 795 feet to an iron pin in the line of property now or formerly of E. D. Patton; thence along the Patton property, S. 41 E., 563 feet to an iron pin; thence continuing along the Patton property, N. 48-16 E. 520 feet to an iron pin near the northeastern side of said Fowler Road; thence N. 52 W. 474.2 feet to the point of beginning and being a portion of the property conveyed to C. M. Greene by deed of Mrs. Ollie Greene, et al in deed book 549 at page 397, and this instrument is given as junior to a mortgage given the Farmers Bank of Simpsonville and recorded in Mortgage Book 716 at page 227 and also a mortgage given said bank and recorded in Mortgage Book 811 at page 57, Greenville County R. M. C. Office.

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.