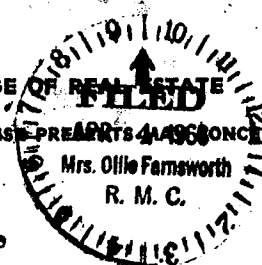


STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS COME CONCERN



917 P. 597

WHEREAS, We, Edward M. Cape and Adell L. Cape

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cornelia Bramlett

(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 Eight Hundred Four and 72/100 --  
Dollars (\$ 804.72 ) due and payable

\$50.00 one month after date of execution and \$50.00 each month thereafter until paid in full, with interest first deducted and balance to apply on principal.

with interest thereon from date at the rate of 6 1/2 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, Austin Township, located on the north-east side of a dirt road leading off the Jonesville Road about 3 miles east of the Town of Simpsonville and bounded by lands of A. M. Hughes, Mrs. C. S. Templeton, other lands of D. B. Verdin and dirt road, containing approximately 17 acres, more or less, and being more fully described as follows:

BEGINNING at a point in center of dirt road on line of Templeton and Hughes, and running thence along Hughes line N. 49-17 E. appx. 213 feet to iron pin; thence along Hughes line and crossing back and forth along branch, S. 74-38 E. 125 feet to pin; S. 57-00 E. 212 feet to pin; S. 64-30 E. 196 feet to pin; S. 38-15 E. 157 feet to pin; thence N. 48-45 E. 425.5 feet to iron pin on northeast side of another branch; thence recrossing branch S. 29-21 E. by a red oak stump 1282.6 feet to a point in center of dirt road near intersection with road leading to former A. J. Wood dwelling; thence along center of road S. 85-00 W. 96.3 feet to a point in center of road; thence N. 59-30 W. 148 feet to pin on northeast side of road; thence S. 55-05 W. approximately 32 feet to point in center of road; thence running along center of dirt road in a northwest direction appx. 1725 feet, more or less, to the beginning corner.

ALSO, all that certain piece, parcel or tract of land lying, being and situate in Austin Township, County of Greenville, State of South Carolina, containing 28.78 acres, more or less, and being all of the remaining portion as conveyed to D. B. Verdin by Deed of W. E. Fore and recorded in Deed Book 375, page 455 in the R. M. C. Office for Greenville County, which originally contained 69.3 acres with 40.25 acres being conveyed to Bennie R. Kearnes by Deed recorded in Book 379, page 289 in the R.M.C. Office for Greenville County, and reference is hereby carved to the Deed to D. B. Verdin for more particular courses and distances.

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 a 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.