

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Drucilla Belcher, of Greenville County, South Carolina,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oscar Hodges, Jr., and Sara S. Hodges,

(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 HUNDRED TWENTY FIVE and no/100

Dollars (\$325.00) due and payable

One (1) year after date,

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

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 Greenville Township, on Austin Street in the City of Greenville, being shown and designated as Lot Number Five (No. 5) on plat made by Dalton & Neves, Engrs., of the estate of Estelle Love, and being more particularly described as follows:

BEGINNING at an iron pin, corner of Lot No. 4 heretofore conveyed to Herbert Love, and running thence with the Herbert Love line, S. 72 W. 64 feet to an iron pin, same being corner with Lot No. 3, the Clinton Love lot; thence with line of the Clinton Love lot, S. 88-30 W. 26 feet to an iron pin in line of said lot, same being corner with the Maggie Williams land; thence with the Maggie Williams line, S. 9 E. 145 feet to an iron pin, corner; thence N. 78-15 E. 88 feet to a point, iron pin; thence N. 8-30 W. 148 feet to the beginning corner.

The above described property is the same of which Hallie R. Belcher died seized and possessed, intestate, about Oct. 31, 1956, and in and of which his heirs at law and distributees conveyed to Mortgagor herein, his wife, their several undivided interests therein by Deeds recorded in Vol. 651, page 219, and in Vol. 651, page 201, and Vol. 685, page 37 in R.M.C. office for Greenville County. See, also, File 2 in Apartment 687 in office of Court of Probate.

There is located on the above described property, a frame residential building and other improvements.

This is a first Mortgage over the above described property, and there are no other Mortgages, judgments, nor other liens or encumbrances over or against same prior to this Mortgage.

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.

Paid & Satisfied 4-10-64

Oscar Hodges, Jr.

Sara S. Hodges

Witness:

Maudie H. Mielke

Charles L. Smith