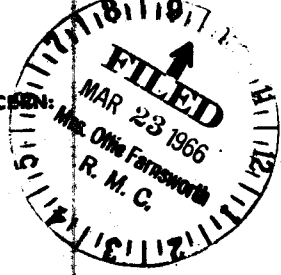


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1025 PAGE 629



WHEREAS, John Nice

(hereinafter referred to as Mortgagor) is well and truly indebted unto E.H. 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 ~~Eighteen Hundred Eight and 33/100~~

Dollars (\$ 1,808.33) due and payable

at the rate of thirty five (\$35.00) dollars a month until principal and interest has been paid in full. Beginning 30 days from date. Failure to meet one or more payments renders the whole amount due and collectable at once.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: 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, ~~his~~ his heirs and assigns: forever ;

"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

All that certain parcel or lot of land situate, lying and being in Highland Township, Greenville County, State of South Carolina, fronting on the Old Greenville Road, containing 3.1 acres more or less, and having the following metes and bounds:

BEGINNING at a stake in road leading from Pleasant Hill Church to the R.L. Lindsey place and running thence with said road, N 33-15 W 149 feet to a point on said road; thence N 56-45 E 875 feet to a stake; thence S23-00 W 440 feet to a stake; thence S 67-00 W 518 feet to the point of the beginning.

This being the same property conveyed the grantor herein by deed of Virgil H and Callie Heath, dated April 27, 1959, recorded in Vol 622 page 474.

Amount to pay 1,808.33.

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.