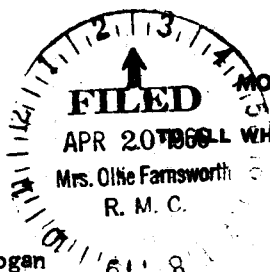


STATE OF SOUTH CAROLINA

COUNTY OF

Greenville



MORTGAGE OF REAL ESTATE

BOOK 1028 PAGE 559

ALL WHOM THESE PRESENTS MAY CONCERN:

Mrs. Olive Farnsworth  
R. M. C.

WHEREAS, I, Olivia Dogan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Delta Finance Co.

(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

One Thousand Eight Dollars and No/100 \*\*\*\*\* Dollars (\$ 1008.00 ) due and payable

with interest thereon from date at the rate of 7% 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

All that piece, parcel and lot of land lying and being in Oakland township, County of and state aforesaid and being on a county road leading from Pelzer to Woodville community and containing 43.50 acres according to survey and plat made by W.J. Riddle, March 1947 and being the Southern portion of a larger tract conveyed to by John and Clarence Pearson by J.B. Rickett on December 18, 1942 by deed recorded in Book #259 page 295.

Said tract of land beginning at an iron pin in or near two forks of branches, a short distance Northwest of the county road leading from Pelzer to Woodville and running thence; S 69 East 284 feet along branch by traverse line to bend in branch, thence continuing by a traverse line S 76-30 East 319 feet to corner in branch, thence N 65 feet 200 feet to the bend thence; leaving branch and running thence S 15-30 East 195 feet to corner in road, thence along road S 85-30 East 181.5 feet to bend, thence N 65 East 634.5 feet to corner in creek thence along said creek by traverse line N 58 West 174 feet to bend; thence N 21-12 W 280 feet to bend; thence N 38-27 W 260 feet to bend thence; N 26-17 West 170 feet to bend, thence; N 45.23 feet to bend; thence N 88-20 W 56.5 feet to bend, thence N 41 W 47.8 feet to iron pin; thence 41 W 1094.8 feet to beginning corner.

Together with all and singular rights, members, herditaments, 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.