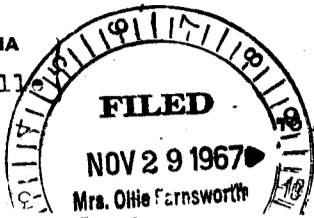


STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1077 PAGE 579

MORTGAGE OF REAL ESTATE



ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James Boyd

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank

(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 Thirty One and 36/100 -- Dollars (\$ 831.36) due and payable

six months after date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-annually, in advance

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 east side of Morton Avenue near the Town of Simpsonville, being known and designated as Lot No. 136 in the Subdivision known as "Hunter Acres", plat of said Subdivision being recorded in Plat Book "PB", at page 51 in the Greenville County R. M. C. Office, and being more fully described as follows:

BEGINNING at an iron pin on the east side of Morton Avenue and running thence along line of Lot # 137 S. 90-00 E. 200 feet to iron pin; thence N. 10-00 E. 75 feet to iron pin; thence N. 90-00 W. 200 feet to iron pin on Morton Avenue; thence along Morton Avenue S. 10-00 W. 75 feet to the beginning corner.

This being the same property as conveyed to Mortgagor by deed by D. I. Bramlett, Jr. dated January 22nd, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 517, Page 117.

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.

Peoples National Bank
PAID IN FULL, DATE *10/13/67*

Successor to The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per *D. I. Bramlett, Jr.*
President

Witness *J. C. ...*

SATISFIED AND CANCELLED OF RECORD
DAY OF *March* 19*67*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:00 O'CLOCK A. M. NO. *2105*