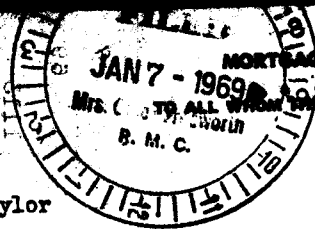


STATE OF SOUTH CAROLINA
COUNTY OF



MORTGAGE OF REAL ESTATE

BOOK 1113 PAGE 661

WHEREAS, Sarah G. Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company of Greenville, 100 West North Street, Greenville, South Carolina

(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 Sixty Four dollars and no/100..... Dollars (\$ 864.00) due and payable Twenty-four monthly installments of Thirty-six Dollars Each (24x36.00)

with interest thereon from date of the rate of per centum per annum, to be paid:

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 being and lying in Austin Township, County and State aforesaid, in the Laurel Creek section of the County and State aforesaid, near the Laurens Road, containing 2.75 acres, more or less, and being a portion of a 96 acre tract of land conveyed to G.C. Franklin, by James A. McDaniel by Deed dated February 16, 1906, and recorded in the office of the R.M.C., Greenville, County, in Book RRR, at page 613. It begins at an iron pin in the Conestee Road at corner of lot previously conveyed to David Valentine and running thence along Valentine N. 75 1/4 E. 6.00 to iron pin, thence S. 25 E. 4.00 to corner on lot being conveyed to Mary Montgomery, thence along the line of the Montgomery lot S. 75 1/4 W. 7.77 to corner in Conestee Road, thence along that road 77.2 W. 4.00 to beginning corner.

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.

RECORDED AND INDEXED
JAN 10 1969
R.M.C. - Greenville, S.C.