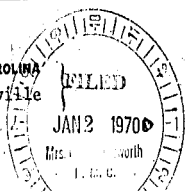


JAN 2 1970

BOOK 1145 PAGE 345

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Lecie S. Bagwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Company

(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 Five Hundred, Seventy-six and no/100----- Dollars (\$ 576.00) due and payable

In 18 successive monthly payments of Thirty-two (\$32.00) dollars with the first payment due February 1, 1970 and due each and every 1st. thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of seven per centum per annum, to be paid: semi-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: Forever:-

All that certain piece parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville in Greenville Township, and being known and designated as Lots, Nos. 18 and 19 of the property of Central Realty Corporation near City View School according to a plat of record in the RMC office for Greenville County, in Plat Book S, at page 110 and having the following metes and bounds; to-wit; BEGINNING at a point on the Western side of Hampton Street; said point being the joint front corner of Lots 17 and 18 and running thence S. 65-00 W. 150 feet to a point at the joint rear corner of lots 17 and 18; thence S. 25-0 E. 116 feet to a point at the joint rear corner of lots Nos. 19 and 20; thence N. 65-0 E. 150 feet to a point on the Western side of Hampton Street at the joint front corner of Lots 19 and 20; thence along the western side of Hampton Street N. 25-0W. 116 feet to a point of beginning.

ALSO: All that certain piece, parcel of lot of land in Greenville Township Greenville County, State of South Carolina and being known and designated as a part of the Eastern part portion of Lot 16 of the property of Central Realty Corp. near City View School according to a plat of record in the RMC Office for Greenville County in plat book "S" at page 110 and having the following metes and bounds to-wit:

Beginning at a point at the intersection of the rear lines of Lot 17 and ~~12~~ 13 running thence S. 30-10 W. to a point 15 feet East on the branch which crosses Sumpter Street and runs through Lot 10 and Lot 16; thence along a line 15 feet East of said branch; thence along rear lines of Lots 11, 12, and 13 N. 46-06 E. to a point of Beginning, being same property conveyed to me by Central Realty Corp. by deed dated October 18, 1950 and recorded in the RMC Office for Greenville County in Volume 421, at page 525.

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.