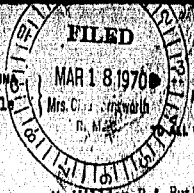


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1150 PAGE 437

MAR 18 1970

Mrs. C. S. ...
R. M. ...

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Blackston, Mr. William B & Ruth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling 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 Three Thousand One Hundred Sixty-Eight Dollars & no/100 cents

Dollars (\$ 3168.00) due and payable

In thirty-six consecutive monthly payments of Eighty-Eight Dollars each.
(36 x \$88.00)

with interest thereon from date at the rate of XXXXX 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, Chick Springs Township, and being a portion of that piece of property deeded by A.G. Bennetfield to L.L. and Lois Bennetfield on September 7, 1949, recorded in R.M.C. Office for Greenville County, in Volume 397, page 471 and having the following metes and bounds:

Beginning at an iron pin and running S 68-30 N. 36h feet along the property of Ethal Haygood to a corner iron pin; thence N 3-30 E. 237.3 feet; to a corner iron pin; thence S 21-30 E. 215.4 feet along the line of L.L. Bennetfield property to the point of beginning.

For further reference see plot of property of W.B. Blackston, Greenville County, S.C., surveyed by Webb Surveying and Mapping Company.

Also granted as shown on the afore mentioned plot recorded of even date is a right of way easement. Said right of way has a width of 20 feet and is said to be used as a driveway. Said driveway being 427 feet, more or less, long, running from S.C. Hwy No 253, to said property.

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.