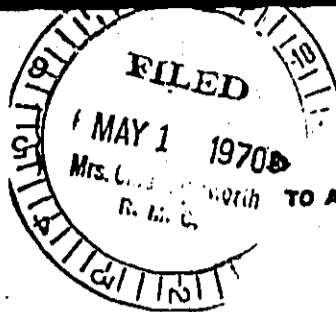


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1154 PAGE 113

MORTGAGE OF REAL ESTATE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Lenwood L. Oliver and Martha Hayes Oliver

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.C. Porter

(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 Four Thousand Four Hundred Fifty and 00/100

Dollars (\$ 4450.00) due and payable

in equal, monthly installments of \$55.00 each; the first installment being due and payable on the 1st day of May, 1970, with a like sum being due and payable on the 1st day of each succeeding calendar month thereafter until the entire amount of interest and principal has been paid in full.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: 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:

ALL that piece, parcel or lot of land with all improvements thereon, lying and being situate in the County and State aforesaid, Fairview Township, in the Town of Fountain Inn and on the North side of Hellams Street, and having the following metes and bounds, according to a plat and survey made by E.E. Gary, Surveyor, June 27, 1949, to-wit:

BEGINNING at an iron pin, joint front corner with lands of W.S. Thackston, said pin being at North edge of sidewalk paralleling said Hellams Street and in Western edge of driveway leading from Hellams Street to residence known as Dock Bryson house and running thence with Northern edge of sidewalk South 74 1/4 West 50 feet to an iron pin, corner on said street with other lands of W.S. Thackston, thence with joint line of Thackston North 15 3/4 West 85 feet to an iron pin, corner of Thackston, thence with line of Thackston North 74 1/4 East 50 feet to an iron pin, corner on Thackston line, thence along joint line of Thackston South 15 3/4 East 85 feet to an iron pin, being point of BEGINNING; being bounded now or formerly by lands of W.S. Thackston and Hellams Street.

This being the identical tract of land conveyed J.C. Porter by deed of Eugene C. Stoddard and Harold F. Jones, dated January 15, 1969, recorded in Deed Book 860 at page 140 in the Office of the R.M.C. for Greenville County, South Carolina.

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.