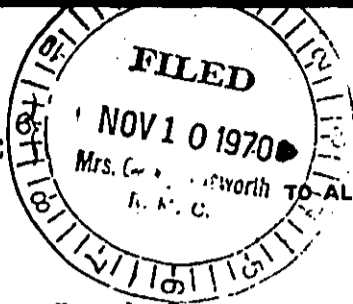


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1172 PAGE 213

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James Burch Green

(hereinafter referred to as Mortgagor) is well and truly indebted unto Watkins, Garrett and Woods Mortuary, Incorporated of 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

One Thousand Eight Hundred Dollars (\$1,800.00) due and payable in twenty four (24) equal monthly installments of Eighty One Dollars and Forty-One Cents (\$81.41), commencing the 1st day of January, 1971, and each consecutive month thereafter until paid in full.

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

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 or lot of land containing one quarter acre, more or less, lying, being and situate in the County and State aforesaid, Fairview Township, in the corporate limits of the Town of Fountain Inn, with the following metes and bounds, to wit: Beginning at an iron pin in the center of track of C. & W. C. and running thence with line of Mrs. Alberta Edwards N. 52 E. 130 feet to an iron pin; thence S. 41 E. along line of Grantor 60 feet, to an iron pin; thence S. 52 W. 130 feet along line of Grantor to an iron pin in center of C. & W. C. tracks, thence N. 41 W. for a distance of 60 feet along center of track back to the beginning corner, and bounded by lands of Grantor, C. & W. C. Right of Way and Mrs. Alberta Edwards and being a portion of the land as deed from J. C. Sims to Blake P. Garrett and David H. Garrett, on the _____ day of _____ 1952 and recorded on page _____ in book _____. This deed subject to road and power pole right of ways.

BEING the property devised to me in the Will of the Late Mrs. Beulah W. Greene, Deceased, as noted in Apartment _____ File _____, Office of Probate Court of Greenville County. See Deed Volume 530, at Page 169. See Estate of Thomas Williams, Deceased.

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.