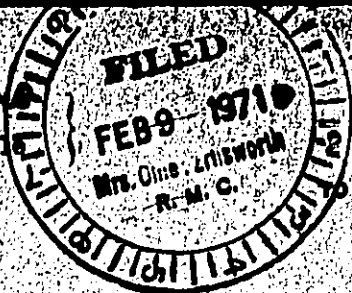


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, George Hopkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank,
Simpsonville, S. C.

(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 Six Hundred Eighty-six and 40/100----

Dollars (\$ 686.40) due and payable
in twenty-four (24) equal installments of \$ 28.60 each starting March 20, 1971,
with final payment due February 20, 1973

with interest thereon from date at the rate of 7 per centum per annum, to be paid: In advance

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, in Oaklawn Township, being shown as the western portion of tracts 2 and 3 on plat of the property of George W. Arnold made by W. J. Riddle in December, 1946, and being more particularly described by metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of two County roads and at the joint corner of lands now or formerly of George W. Arnold and John Hopkins and running thence N. 15-30 E. 825 feet to pin at corner of land heretofore conveyed by George W. Arnold to Martin T. Moore and Lora Moore; thence with the line of said tract N. 43-20 W. 214 feet to pin; thence N. 54-03 E. 459.4 feet to an iron pin in line of property now or formerly of Hopkins; thence with the line of said property N. 61 W. 1059.3 feet to point in center of the road leading to the Wares; thence with the center of said road as the line S. 15-05 E. 1259 feet to point in the center of road; thence continuing with the center of said road as the line S. 14-30 E. 521 feet to the point of beginning.

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.