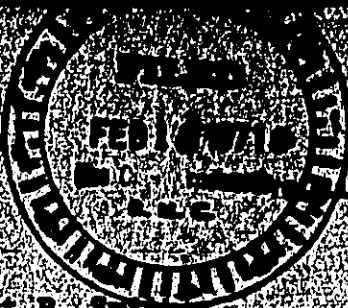


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1181 PAGE 57

MORTGAGE OF REAL ESTATE  
WHICH THESE PRESENTS MAY CONCERN

WHEREAS, I, Robert B. Selton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. F. Burgess

(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 Twelve Hundred

Dollars (\$1,200.00) due and payable  
\$400.00 plus interest on February 9, 1972; \$400.00 plus interest on February 9, 1973; and \$400.00 plus interest on February 9, 1974,

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 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 Austin Township, and more fully described as follows:

BEGINNING at a stone corner of Tolbert's line and running thence with said line S. 2-06 E. 897 feet to a stake; thence N. 59-07 E. 1080 feet to an iron pin in the road; thence along the road N. 38-15 W. 391 feet to bend; thence further along said road N. 28-15 W. 281 feet to bend; thence N. 4-30 E. 115 feet to iron pin at corner of Nelson Dixon lands; thence along line of said land S. 60 W. 686 feet to the beginning corner, and containing 15 acres, more or less.

BEING the same property conveyed to the mortgagor by S. A. Cureton by deed dated February 21, 1947, and recorded in the R.M.C. office for Greenville County in Deed Book 307, page 428.

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.