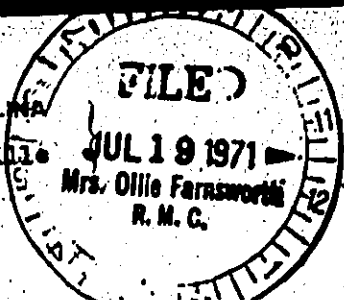


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1199 PAGE 201

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James Adams

(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 **Three Hundred Seventy-six and 44/100---**
Dollars (\$ 376.44) due and payable

in Twelve equal monthly installments of \$ 31.37 each with first payment due
July 5, 1971 and final payment of like amount due 6-5-72.

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, Austin Township, on the southeastern side of a county road just off the Simpsonville-Five Fork Road adjoining lands of Lucy Adams and others, containing one acre, more or less, according to survey and plat made by C. O. Riddle, Reg. land surveyor, under date of February 2, 1955, and being the same lands conveyed to the said James Adams by Lucy Adams by deed dated February 23, 1955, recorded in Deed Book 520, Page 120. The said lot begins at an iron pin in center of a county road on line of property of S. T. Holland and runs thence S. 15-30 E. 209 feet to iron pin; thence S. 74-30 W. 209 feet to another iron pin; thence N. 15-30 W. 209 feet to iron pin in center of first mentioned county road (another pin back on line 6.7 feet on bank of road); thence along the center of the said road along line of property of S. T. Holland N. 74-30 E. 209 feet to the beginning and being a part of the lands conveyed to Lucy Adams by Robert Clyde Roberson and Maude Miller Roberson by deed recorded in Deed Book 325, Page 55.

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.