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BOOK 1240 PAGE 617

Horton, Ernest, Deceased, Marriages, Children, Elizabeth Middle, 175 Pittman Street, Greenville, S. C. 29603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

R.M.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, LANDEL PROPERTIES, A LIMITED PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE CITIZENS AND SOUTHERN NATIONAL BANK

(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 THIRTY TWO THOUSAND and no/100-----  
-----Dollars (\$ 32,000.00 ) due and payable

as provided in said Note of even date herewith,

with interest thereon from date at the rate of 7 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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Western side of Toy Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 5 of Block B-7 on a Plat of the subdivision of BOYCE LAWN ADDITION, recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, Page 179 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of a 15-foot alley with Toy Street which is 200 feet South of the intersection of Toy Street and East North Street, and running thence along the Southern side of said 15-foot alley, S. 76-45 W., 150 feet to an iron pin at the corner of Lot No. 4; thence along the line of Lot No. 4 and Lot No. 4 1/2, S. 15-00 E., 64 feet 4 inches to an iron pin at the rear corner of Lot No. 5 1/2; thence along the line of Lot No. 5 1/2 in a Northeasterly direction, 150.3 feet to an iron pin on the Western side of Toy Street; thence along the Western side of Toy Street, N. 15-00 W., 54 feet to an iron pin, the beginning corner, said property being shown on the Greenville City, Block Book as Lot 17, Block 2, on Sheet 46 in District 500.

Together with all and singular rights, members, herditaments, 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.