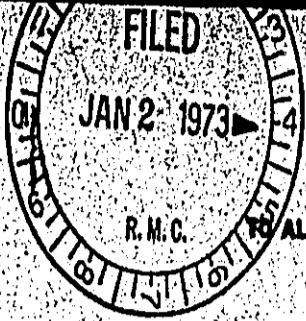


RECORDED
FILED
STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1262 PAGE 309

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, the said Charlie and Ruth Stone

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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 Thousand Ninety Seven and 44/100

Dollars (\$ 3097.44) due and payable

in 36 successive monthly payments of (86.04). Eighty-Six and 04/100 Dollars beginning January 15, 1973 and due each and every 15th thereafter until the entire amount is paid in full.

maturity

with interest thereon from 2006 at the rate of eight per centum per annum, to be paid; semi-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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the west side of 3rd. Avenue in Judson Mills No. 1 Village, being known and designated as Lot No. 12 as shown on a plat of Section 1 of Judson Mills Village made by Dalton and Neves, Engineers, in August, 1939, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 11 and 12, and having according to said plat the following metes and bounds:

BEGINNING at an iron pipe on the west side of 3rd Avenue 145 feet south of the southwest corner of the intersection of 3rd Avenue and Heatherly Drive, running thence with 3rd Avenue S. 4-30 W. 70 feet to an iron pipe, joint front corner of Lots 12 and 13; thence with the line of lot No. 13, N. 85-30 W. 88 feet to an iron pipe, joint rear corner of Lots 17 and 18; thence with the line of lot no. 18, N. 4-30 E. 70 feet to an iron pipe, joint corner of lots No. 11 and 12, 18 and 19; thence with the line of Lot No. 11, S. 85-30 E. 88 feet to the beginning corner, and being identically the same property conveyed to grant or by deed recorded in Deed Book 719, Page 365.

This conveyance is made subject to easements, rights of way and restrictions recorded in the RMC Office for Greenville County in Deed Book 214, Page 149.

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.