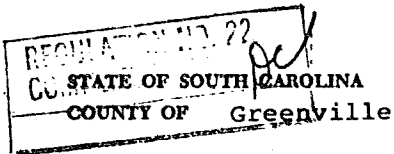


JUL 6 4 47 PM '73

BOOK 1283 PAGE 689

DONNIE S. TANKERSLEY
R.M.C.MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jennie Barton Peterson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples 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

FIVE THOUSAND, FIVE HUNDRED SEVENTY & FIFTY & 28/100 Dollars (\$ 5,750.28) due and payable in monthly installments of \$159.73, commencing August 15, 1973 and a like payment on the 15th day of each month thereafter until paid in full, with add-on interest at the rate of 5½% from maturity to be computed and paid monthly with interest thereon from maturity at the rate of 5½% 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 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, near the corporate limits of the City of Greenville on the Southeast side of Sumner Street and being designated as the Western part of Lots 1 and 2 of Block C as shown on plat of property of Furman Investment Co. recorded in Plat Book A, at pages 122 and 123 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the East side of Sumner Street, joint corner of Lot No. 2 and 3 of Block C and running thence with the joint line of Lots 2 and 3, S. 81-06 E. 79 feet to an iron pin in a rock in line of property formerly owned by Wyatt Aiken; thence with line of said property, N. 15-0 East 124 feet to pin on Sumner Street; thence with Sumner Street following the curve in a Southeasterly direction to the beginning corner, bounded on the North and West by Sumner Street and on the East by property formerly owned by Wyatt Aiken and on the South by Lot No. 3 of Block C.

Being the same property conveyed to J. W. Peterson by deed recorded in Deed Book 196, page 118. The said J. W. Peterson died testate in Greenville County on March 23, 1971, leaving the above described property to his widow, Jennie Barton Peterson, Mortgagor herein, as shown by the records of the Probate Court in Apt. 1172, File 22.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.