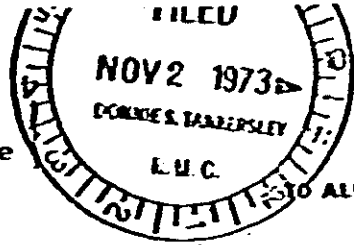


STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1294 PAGE 479

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Gordon E. Mann

(hereinafter referred to as Mortgagor) is well and truly indebted unto James Mercer Treadwell

(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 Nine Thousand and no/100 - - - - - Dollars (\$ 9,000.00 ) due and payable

at the rate of two hundred fifty and no/100 (250.00) Dollars per month for thirty-six (36) consecutive months plus the interest at the rate of eight (8) per cent

with interest thereon from date at the rate of eight 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:

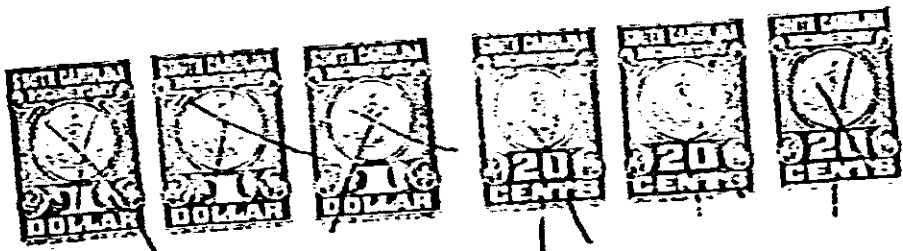
ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter constructed thereon, situated, lying, and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lot No. 23, on plat of Hillhouse Tract, recorded in the RMC Office for Greenville County in Plat Book "A", at Page 335, and described as follows:

BEGINNING at an iron pin corner of Lot No. 22, and running thence along Hilltop Avenue, N. 42-30 W. 70 feet to an iron pin; thence S. 47-30 W. 150 feet to an iron pin; thence S. 42-30 E. 70 feet to an iron pin; thence N. 47-30 E. 150 feet to an iron pin at the beginning corner on Hilltop Avenue.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with zoning regulations.

DERIVATION: Deed Book 819, at Page 229 and Deed Book 870, at Page 17.

Grantees are to pay the 1973 taxes.



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, free and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

RECORDED

4328 RV.2