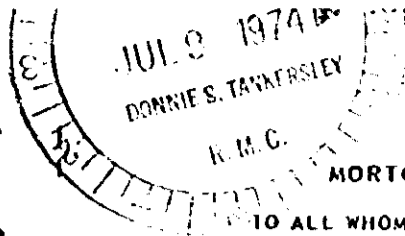


STATE OF SOUTH CAROLINA
COUNTY OF



BOOK 1316 PAGE 105

Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald E & Jane Smith

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

Southern Discount Company
Mauldin Square
Mauldin, SC

(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

Dollars (\$ 8520.00) due and payable

Eight thousand five hundred and twenty and no cents

with interest thereon from date at the rate of 7% per centum per annum, to be paid:

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 and 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

All that lot of land lying in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as lot 56 on a plat of Cedar Terrace, recorded in the R.M.C. Office for Greenville County in plat book "BBB", page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pinehurst Drive, at the joint front corner of lots 55 and 56, and running thence N. 30-33 E. 165 ft. to a point on the rear line of lot 52; thence with the line of 52, S. 64-40 E. 81.4 ft. to an iron pin; thence S. 9-36 W. 184.4 ft. to an iron pin on the southeastern side of Pinehurst Drive; thence with the side of said Drive, N. 59-27 W. 147 ft. to the point of beginning.

This property is conveyed subject to restrictive covenants of record in deed book 786, page 507, and is also subject to a building set back line and drainage and utility easements as shown on plat.

This is a portion of the property conveyed to the grantors by deed recorded in the R.M.C. Office for Greenville County in deed book 769, page 449.



including in any way incident or appurtenant thereto, all fixtures, and 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.

BBB

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