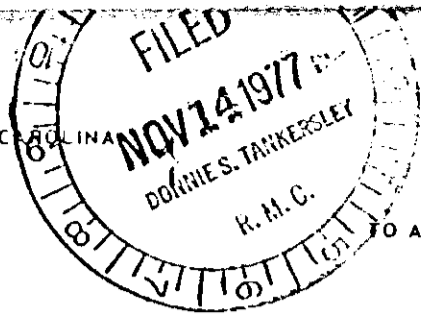


STATE OF SOUTH CAROLINA
COUNTY OF



BOOK 1415 PAGE 688

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, **J. T. Burnside**

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

Southern Discount Company, Inc. (W. F. Carter, Trustee)

(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

Four Thousand Two Dollars (\$ 4268.77) due and payable
Hundred Sixty Eight Dollars & 77/100s

with interest thereon from date of the rate of **18.69** 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 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:

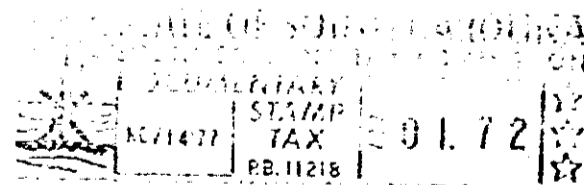
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**

Austin Township, in Laurel Creek Section of Cty., and State aforesaid, containing 3.63 acres, more or less, and being a portion of larger tract of land conveyed to G. C. Franklin by J. A. McDavid by deed dated 2-16-06 and recorded in Book RRR at page 163. The lot specifically begins on an iron pin in the center of the Conestree Road at corner of lots formerly conveyed to O. C. Ferguson, and running thence S. 64 W. 498 feet to an iron pin on the Ferguson line; thence S. 2½ E. 292.38 feet to an iron pin; thence N. 80½ E. 436.3 feet to an iron pin in the center of Conestree Road; thence along the center of the said Road N. 2¼ W. 419.1 feet to an iron pin, corner of Ferguson (or formerly) property the point of beginning, being same property in School District 299 being Shown on the County Block Book M 11.2-1-3.

The above described property is the same conveyed to Newton Bell by deed of Vantross Franklin, et al, dated 10-23-47, recorded in RMC Office for Greenville Cty., S.C. in deed Volume 341 at page 83

The grantors and the grantee herein are the sole surviving heirs at law of Newton Bell, who died intestate on 3-4-60, and this deed is made by the grantors to their sister, the grantee herein as a part of the division of the property of their Father.

Less, those certain parcels conveyed to Robert Harris, Jr., et al and Alexander W. Sullivan recorded in Deed Book 895, page 247 and Deed Book 696, page 260.



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.

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