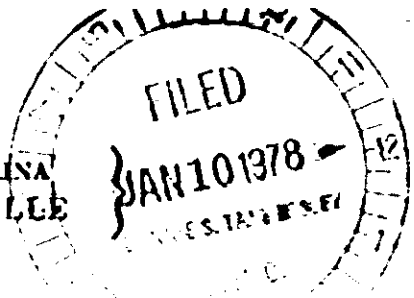


P.O. Box 4
Greenville, S.C. 29601



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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Gladys P. Good and Toy H. Good

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards, Inc.

(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 one hundred twenty five and no/100 Dollars (\$ 4,125.00) due and payable

\$85.64 per month for 60 consecutive months, beginning February 9, 1978 and due on the 9th day of each month thereafter

with interest thereon from date hereof at the rate of nine 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:

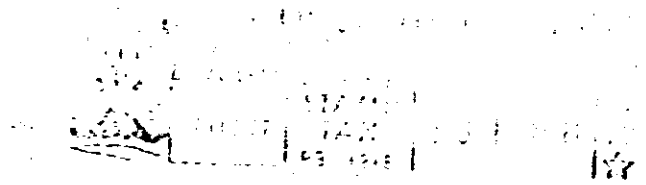
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in the City of Greer, on the eastern side of Morrow Street, being more particularly described according to a survey prepared by J. C. Hill as follows:

BEGINNING at an iron pin in the eastern side of Morrow Street, which pin is 90 feet north of the intersection of Morrow and Hugh Streets, and running thence with Morrow Street N. 11-50 E. 65 feet to an iron pin; thence S. 70-00 E. 115 feet to an iron pin; thence S. 11-50 W. 65 feet to an iron pin; thence N. 78-W. 115 feet to the point of beginning.

This is the same property conveyed to us the 4th day of August, 1977 by deed from Fred W. Lister and recorded in the R. M. C. Office for Greenville County in Book 1061 of Deeds, at page 910, August 5, 1977.

This conveyance is made subject to easements, restrictions, or rights of way which may be of record in the R. M. C. Office for Greenville County, South Carolina.



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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.

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