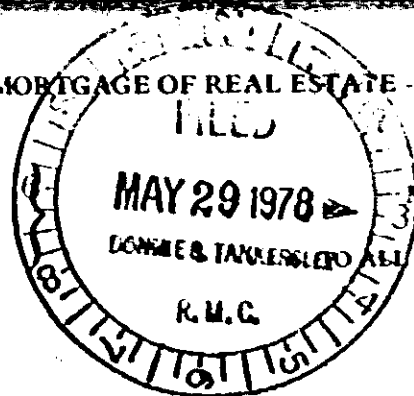


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MORTGAGE OF REAL ESTATE

BOOK 1433 PAGE 457

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Republic Properties, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto S.L. Braxton

(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

—Fifteen Thousand and no/100— Dollars (\$15,000.00 ) due and payable

with interest thereon from May 1, 1978 at the rate of 8 per centum per annum, to be paid: \$125.47 monthly and to be paid in full by June 1, 1983.

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 known and designated as Lot No. 51 of

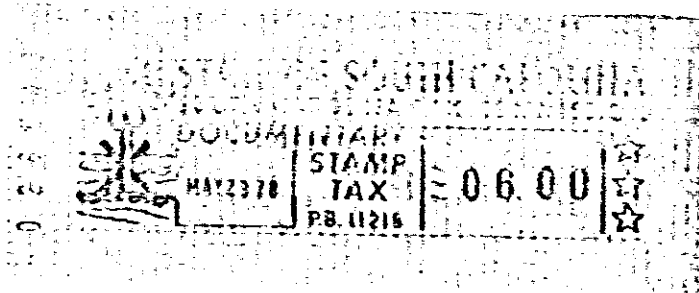
Augusta Road Hills as shown on plat made by Dalton & Neves in December, 1940, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 'L', pages 56 and 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of High Hill Street, joint front corner of Lots No. 50 and 51, and running thence with the dividing line of said Lots N. 47-50 W. 165 feet to an iron pin, joint rear corner of Lots No. 50 and 51; thence with the rear line of Lot No. 51, S. 42-10 W. 60 feet to an iron pin, joint rear corner of lots No. 51 and 52; thence with the dividing line of said lots, S. 47-50 E. 165 feet to an iron pin on High Hill Street, joint corner of Lots No. 51 and 52; thence with High Hill Street, N. 42-10 E. 60 feet to the point of beginning.

The above described property is subject to restrictions recorded in the RMC Office for Greenville County, S.C. in Vol. 231, page 297.

Derivation: Deed of W.E. Shaw recorded December 9, 1974, in Deed Book 1011 at page 499.

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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 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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