

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

FILED
GREENVILLE, CO. S. C.

WHEREAS, EARNEST F. GREEN AND SUE F. GREEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto
DONNE S. PARKER
R.H.C.

FRANCES C. BOUTON
211 PETTIGRU ST.
GREENVILLE, S.C. 29601

(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 AND NO/100THS----- Dollars (\$ 4, 000. 00--) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of EIGHT(8) 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:

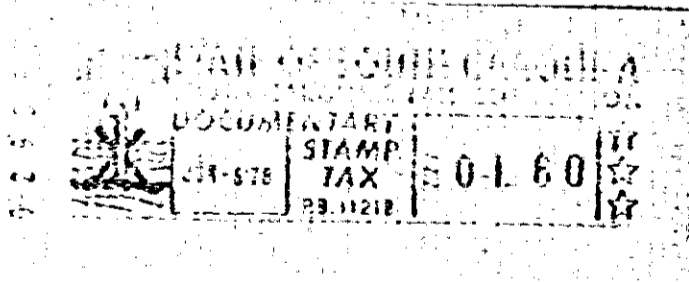
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, containing 2.6 acres, more or less, and designated as Lot No. 5 on a plat of Property of William I. Bouton, prepared by R. B. Bruce, RLS, and having the following courses and distances:

BEGINNING at a nail and cap in the center of Cross Plains Road at the joint corner of Lot No. 4 conveyed to Earnest F. Green, and running thence along the Green line, S. 73-05 W. 568.1 feet to an iron pin; thence along the line of Lot No. 9 (herein conveyed) N. 54-47 W. 164.7 feet to an iron pin; thence along the center line of the Duke Power Co. right of way and Lot No. 6 N. 65-10 E. 687.5 feet to a nail and cap in the center of said road; thence along the center of said road S. 13-55 E. 225 feet to the beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Gary L. Mayo and Gloria L. Mayo dated June 2, 1978, and thereafter filed for record on June 8, 1978, in the RMC Office for Greenville County in Deed Book 1080 at Page 743.

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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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