

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
MORTGAGE OF REAL ESTATE -
APR 29 1 19 PM '83
DONNIE S. TANNERS
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1694 PAGE 332

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Horace W. Slatton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wallace T. Bennett

(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 Eleven Thousand One Hundred and No/100-----
-----Dollars (\$ 11,100.00) due and payable

according to the terms of the Note

with interest thereon from April 29, 1983 at the rate of Ten (10%) per centum per annum, to be paid: May 1, 1993

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

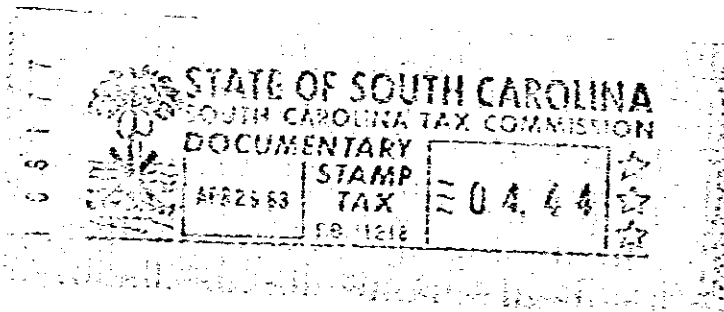
ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina on the East side of Fourth Avenue (also known as Springside Avenue) near the City of Greenville, being shown as Lot No. 37 on Plat of the property of J. R. West made by Dalton and Neves, Engineers, in December 1939, recorded in the RMC Office for Greenville County in Plat Book "D" at Pages 312-317, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Fourth Avenue at corner of a ten-foot alley, said pin being 90 feet North from the Northeast corner of the intersection of Fourth Avenue and Easley Bridge Road, as shown on said plat, and running thence with the East side of Fourth Avenue, N 16-50 W 67.5 feet to an iron pin at corner of Lot No. 38; thence with the line of Lot No. 38, N 73-10 E 128.3 feet to an iron pin; thence S 17-14 E 60.4 feet to an iron pin on the North side of said ten-foot alley; thence with the North side of said alley, S 69-55 W 128.3 feet to an iron pin on the East side of Fourth Avenue, the beginning corner.

This is the same property conveyed to the Mortgagor herein by general warranty deed of Wallace T. Bennett and recorded in the RMC Office for Greenville County on April 29, 1983 in Deed Book 1187 at Page 339.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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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.