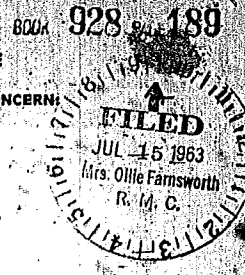


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, WE, Gleen T. Springfield and Lois O Springfield
(hereinafter referred to as Mortgagor) is well and truly indebted unto E.E. Hawkins

(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 Two Thousand and no/100 Dollars (\$ 2000.00) due and payable

with interest thereon from date at the rate of 6% per centum per annum, to be paid: Annually

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 Oreal Township

BEGINNING on an iron pin in the eastern margin of a 50 foot street which stands South 34 deg. 10min. West 100 feet from a point where the Eastern margin of said street intersects State Highway no. 101, said beginning iron pin being A corner common to lots nos. 14 and 16 as shown on a plat entitled proposed subdivision for Hazel Edwards, Greenville County South Carolina, Made by J.O. Bruce registered Surveyor, dated January 30th 1960 and running thence with the margin of said 50 foot unnamed street, South 34 deg: 10min. West 110 feet to an iron pin, a corner common to Lots nos. 13 and 14 as shown on the above referred to plat; thence with the dividing line between Lots 13 and 14 South 52deg: 50 min. East 198 feet to an iron pin; thence North 34 deg; 10 min. East 90 feet to an iron pin, a corner common to Lots nos. 14 and 15 as shown on the above referred to plat; thence with the lines of Lots nos. 15 and 16 north 47 deg; 6 min. West 200 feet to the Beginning.

It is intended to convey by the above metes and bounds description all of lot no. 14 as shown on the above referred to plat; which is recorded in plat Book no. vol. 00, page 435 R.M.C. office for Greenville County.

It is expressly understood and agreed that this is a junior and subordinate mortgage to the first mortgage held by Tryon Federal Savings & Loan Association of Tryon, N. C., This aforementioned first mortgage of Tryon Federal Savings and Loan Association dated 12th July 1962 and in the amount of \$8,535.35, to be recorded in the Office of the RMC for Greenville County, State of South Carolina.

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.

Ollie Farnsworth
E.E. Hawkins