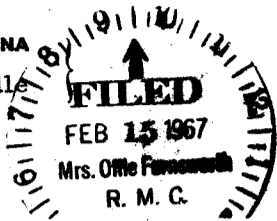


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE BOOK 1050 PAGE 255

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charlie Burns, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S. C.

(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 Five hundred fifty-eight and no/100-----
Dollars (\$ 558.00) due and payable

in twelve monthly payments of \$46.50 each, beginning on March 15, 1967 and continuing monthly thereafter until paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: in advance

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 Oaklawn Township, on the West side of U. S. Highway #29 and known and designated as Lots Nos. 76, 77, and 78 of the T. D. Bennett sub-division, as shown by plat made by G. Sam Lowe, Registered C. E., dated August 24, 1948, and recorded in the R. M. C. Office for Greenville County in Plat Book S. page 143, and according to said plat more particularly described as follows.

Beginning at a point on the South side of Cemetery Street and in the line of Pelzer Manufacturing Company, and running thence S 12-20 E. 376 feet, the back corner of Lot 78; thence with the back line of lots Nos. 77, and 76, S 89-15 E 100 feet to the joint rear corners of Lots Nos. 76 and 75; thence N-0-50-E 357.5 feet to the joint corners of Lots Nos. 76 and 75, on the South side of Cemetery Street; thence with the South side of Cemetery Street, N - 85-30-W 184 feet to the place of beginning.

This being the same piece, parcel, or lot of land conveyed to Grantor by deed by J. P. Adams and Maggie Adams on the 9th day of June, 1951, said deed of record in the R. M. C. Office of Greenville County in Book 438, page 230.

Together with all and singular rights, members, herditaments, 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.