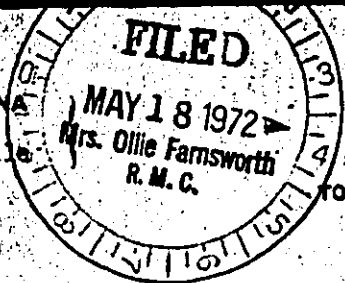


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1233 PAGE 651

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James R. Hill and Frances I. Hill

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, 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 One Thousand One Hundred Fifty-two and 96/100---

Dollars (\$ 1,152.96) due and payable

in Twenty-four (24) consecutive monthly installments in the amount of Forty-eight and 04/100---(\$48.04) with the first payment due on June 25, 1972 and a like payment each following month with the final payment due on May 25, 1974.

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, Austin Township, being shown as Lot. no. 257 on Plat of Section III of WESTWOOD Subdivision, prepared by Piedmont Engineers & Architects, and recorded in Plat Book 4-N at page 30, in the R.M.C. Office for Greenville County.

A more particular description of said above numbered lot may be had by reference to said plat.

This conveyance is made subject to the restrictive and protective covenants affecting Section III of Subdivision known as WESTWOOD, said restrictive and protective covenants being recorded in the R.M.C. Office for Greenville County in Deed Volume 923 at page 280.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

This is the same property conveyed to James R. Hill and Frances I. Hill by deed recorded in Book 936, page 17, in Greenville County Register of Mesne Conveyance on February 9, 1972.

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.