Marion W. Fore, Tr., Afterney at Law, P.O.Box 3852, Greenville, S.C. 29608

STATE OF SOUTH CAROLINANTE STATE OF GREENVILLE STARK ERSLEY

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

WHEREAS, William Sam Whiten and Joan S. Whiten

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. S. Pruiti

(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

TWELVE THOUSAND AND no/100 (\$12,000.00) ----- Dollars (\$ 12,000.00 and payable

Monthly payments of \$100.00 per month beginning May 1, 1981, and continuing for ten (10) years.

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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 Mortgagor at any time for advances made to or for his account by the Mortgagore, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagore 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 Mortgagore, its successors and assigns:

"ALL that certain piece, parcel or let of land, with all improvements thereon, or bereafter constructed thereon, situate, bying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 on plat of Property of Mrs. J. L. Barker, et.al., recorded in Plat Book H at Page 57 in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on White Circle Road, joint front corner of Lots Nos. 1 and 2, and running thence with the joint line of said Lots N. 20-22 W. 253 feet to an iron pin in the line of Lot No. 8; thence S. 71-40 W. 65 feet to an iron pin, the joint rear corner of Lots Nos. 2 and 3; thence with the joint line of said Lots S. 20-34 E. 245.8 feet to an iron pin on White Circle Road; thence with White Circle Road N. 78-06 E. 65 feet to the point of beginning.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is the identical property conveyed to the Mortgagee herein by Janell Denton by Deed dated April 17, 1980, recorded April 17, 1980, in Deed Book 1124 at Page 230.

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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