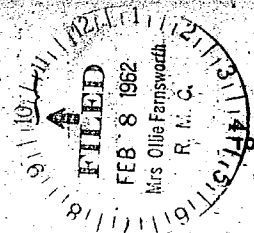


STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 881 PAGE 189



ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS;

We, Franklin D. and Dorothy S. Anders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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

Four Hundred Forty-six and 49/100 Dollars (\$ 446.49) due and payable

Payable in fourteen monthly payments of \$31.90 each beginning March 7, 1962.

with interest thereon from date at the rate of 6 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, Grove Township, and being described as follows:

Beginning at I. P. the S. E. corner also N. E. corner of Lot No. 2 running thence N 68-21 W 317-5 to joint corner of Lot No. 2 in Street or road, thence along line of Lot No. 4 S 68-21 E 317-5 to iron pin, joint corner of Lot No. 4, thence S 37-30 W 239 to the beginning corner being all of Lot No. 38 containing one and seventy one hundredth (1-71) acres, more or less as for survey and plat made by J. Coke Smith & Son July 14, 1951 to which reference is hereby made.

This being the identical or real estate conveyed by deed of Hattie Elisabeth S. Anders the 28th day of July, 1951. Said document being recorded in the office of R. M. C. for county and state of foresaid in book 449 at page 444.

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 full 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.