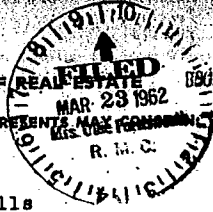


STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY COME



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WHEREAS, We, Walter M. Wells and Evangeline Wells

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

(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 Thousand Seventy One and 42/100 --

Dollars (\$ 5,071.42) due and payable

\$211.31 on February 15, 1962 and a like payment of \$211.31 on each 15th day of the month thereafter for a period of 23 months.

with interest thereon from date at the rate of 5 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 signing 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, near the town of Mauldin, containing 5.06 acres more or less, according to a plat made by W. J. Riddle in April 1947 and revised in December 1955. The lot herein shown as lot No. 5 on the said plat.

It begins in the center of East Butler Avenue on the eastern edge of J. W. Clyde property and runs thence along the said highway S. 50-21 W. 418 feet to corner in East Butler Avenue; thence S. 44-45 E. 520 feet to corner in branch; thence along said branch as a line N. 50-21 E. 418 feet to corner; thence N. 44-45 W. 530 feet to the beginning corner and being the same property conveyed to mortgagors by John W. Clyde by deed recorded in Deed Book 544 at page 284 in the Greenville County R. M. C. Office. This mortgage is given to better secure a chattel mortgage given this date to the Farmers Bank of Simpsonville in the sum of 5,071.42.

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.

PAID IN FULL June 21, 1963

The Farmers Bank of Simpsonville, Simpsonville, S. C.

For: W. L. Bramlett, Jr.
President - Cashier

Witness
Betty G. Chandler

Elizabeth B. Hughes

RECORDED AND INDEXED OF RECORD
22 DAY OF October 1963
Dollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:30 O'CLOCK P. M. NO. 11977