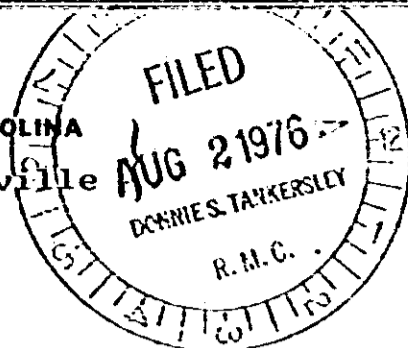


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1374 PAGE 237

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, David G. Center and Billie K. Center

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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 Forty Two Hundred and No/100

Dollars (\$ 4,200.00) due and payable

One Hundred-forty five and 58/100 (145.58) Dollars on August 2, 1976 and One Hundred-forty five and 58/100 (145.58) Dollars on the 2nd. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of nine per centum per annum, to be paid: semi-annually

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, and the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, in the Mt. Lebanon Church Community, lying on the Southwest side of the Jordan Road, and having the following courses and distances, to-wit:

BEGINNING on an old nail and cap in the center of the said road, joint corner of the Dan Lamb Lot, and runs thence with the Dan Lamb lot line S. 54-00 W. 230 feet to an iron pin on the Lamb or Broadus Henson Line, and joint corner of the portion that I am conveying this day to the George R. Sloan estate; thence S. 44-14 E. 161.3 feet to an iron pin, corner of the portion being conveyed to the said George R. Sloan estate; thence N. 60-00 E. 230 feet to a nail and cap in the center of the said road (iron pin back on line at 23 feet); thence with the center of the road N. 42-47 W. 185 feet to the beginning corner, containing nine tenths (9/10) of one acre, more or less and being the same property conveyed to grantor in Deed Book 832, at Page 475 and recorded in the R.M.C. Office for Greenville County.

This is the identical property conveyed to David G. Center and Billie K. Center by W. Dennis Smith recorded on November 19, 1971, in Deed Book 930, Page 228.



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.

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