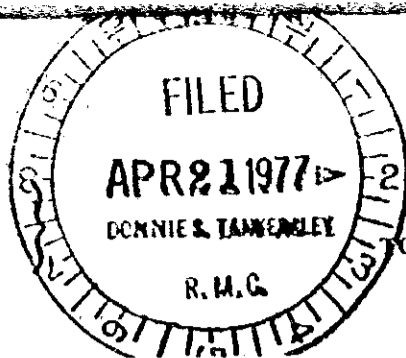


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1395 PAGE 247

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DONALD H. CENTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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

Two thousand two hundred eighty two and 40/100 Dollars (\$ 2,282.40) due and payable
Repayable \$95.10 per month beginning on the 15th of May 1977 and continuing on each successive month until paid in full.

with interest thereon from date at the rate of Seven (7) per centum per annum, to be paid: Included

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

ALL of that lot of land in the County of Greenville, State of South Carolina in Saluda Township, containing 0.98 acres, more or less, as shown on plat of property of Ford A. Center by Walter L. Davis, dated November 7, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4-W, page 118, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at or near the edge or a County road, a short distance South of Mush Creek Road, at the corner of Ben Sentell and Ford A. Center, and running thence along Ford A. Center N18 W 200 feet to an iron pin; thence N 24-15 W 119 feet to an iron pin; thence N 20 W 161 feet to an iron; thence along Joe Johnson, N 57-32 E 180 feet to an iron pin; thence DUE SOUTH 98 feet to an iron pin; thence S 00-30 W 365 feet to the point of beginning and being a portion of the property conveyed to Ford Center by R. A. Center in Deed Book 371, page 197, and a portion of Deed Book 488, page 163. The 2 acres conveyed in Deed Book 371, page 191, are included within the boundaries of the 4.5 acres in Deed Book 488, page 163. This property conveyed to Donald H. Center by Ford Center and recorded on 27th of December 1972, Book 963, page 489 Book of Deeds.

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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