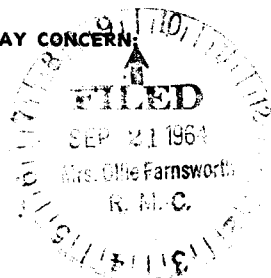


STATE OF SOUTH CAROLINA }
COUNTY OF

MORTGAGE OF REAL ESTATE

BOOK 972 PAGE 397

TO ALL WHOM THESE PRESENTS MAY CONCERN



WHEREAS, C.B.Bivings and Dot Bivings

(hereinafter referred to as Mortgagor) is well and truly indebted unto E.H.Edwards

(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 Hundred Ninty Seven and 18/100 - - - - Dollars (\$ 297.18) due and payable

One year from date

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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

E.H.Edwards, his heirs and assigns forever;

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chicks Springs Township, about one-half mile From Taylors, S.C., lying on the west side of new surfaced road that leads from the Brushy Creek Road at Alexanders Store and Garage to the old Chicksprings Road, and being all of the same lot of land conveyed to me by W. Plamer Dillard by Deed recorded in the Office of R.M.C. for Greenville County in Deed Book Vol 511 at page 322 and all of the same lot conveyed to me this day by Ventilated Awning Corporation, and having the following courses and distances. to-wit:

Beginning on a nail and stopper in the said road, joint corner of the Reid Holtzclaw tract, and run thence with the said road N. 21-15 W. 205.5 feet to a nail and stopper in the said road and joint corner of another lot conveyed to Cliff A. Latta by W. palmer Dillard; thence with the common line of the Latta lot and of this lot, S.52-05 W. 436.5 feet to a stake or iron pin on the former Emory Holtzclaw tract; thence with this line N. 79-45 E. 426 feet to the beginning corner, and containing one acre, more or less. This mortgage includes all improvements on this lot of land, there being a seven room cement Block and stone house located on said land.

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.