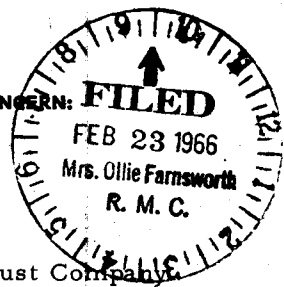


STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1023 PAGE 313



WHEREAS, I, J. D. Hamilton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Piedmont, South Carolina

(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 Six hundred thirty-two and 76/100---

Dollars (\$ 632.76) due and payable

in twelve monthly payments of \$52.73 each, the first payment being due on March 21, 1966, and payments continuing monthly thereafter until paid in full.

with interest thereon from date at the rate of six 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

All that certain piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing thirty-eight one hundredth of an acre, more or less (0.38) and having according to a survey of Dalton Y Neeves, July 1960 the following metes and bounds to wit:

BEGINNING at an iron pin in center of dirt road, leading through the property of Grantor, thence along line of Grantor N-77-15-W-15 feet to angle, thence along said line 157 feet to iron pin corner of grantor and J. P. Stevens & Co., Inc, thence along branch S-6-40-W 101.2 feet to I. P. Transverse line, ; Thence S - 77-15-E-10 feet to I. P. thence S-77-15-E-127 feet to angle thence along said line 20 feet to pin in dirt road, this courses and distances follow the line of Sullivan lot, thence along said dirt road N-15-15 - E 100 feet to point of beginning.

It is mutually agreed by both the Grantor and Grantee, that the Grantor is to have the first choice of purchase of said property if offered for resale, also at Grantee's request it is stipulated that the property is entirely for residential use, and cannot be used for commercial purposes.

The above described property is a part or portion of the land conveyed to Grantor by deed of Nell E. Phillips et al, dated 5th day of September 1947, said deed of record in the R. M. C. Office for County and State aforesaid in Vol. 317 at page 173, reference thereto will furnish further details.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 36 PAGE 34

SATISFIED AND CANCELLED OF RECORD
27 DAY OF Jan 1976
Hannie J. Lanier
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:30 O'CLOCK 5 A.M. NO. 18992