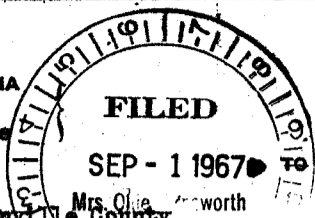


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1068 PAGE 185

MORTGAGE OF REAL ESTATE

Garrett, of Greenville County
Mrs. O. L. Burnworth

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Leila Burns

WHEREAS, I, Leila Burns Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

Four hundred twenty-five & 70/100 - - - - - Dollars (\$ 425.70) due and payable
in monthly installments of \$40 each beginning Sept. 15 and continuing for 10 months with a
final installment of \$25.70

with interest thereon from date at the rate of 6 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

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, containing seventy-three one-hundredth (.73) of an acre, more or less, according to a survey and plat made by W. J. Riddle, Surveyor, January, 1948; the lot herein conveyed lies on the South side of S. C. Highway No. 8, leading from Pelzer to Wares, and according to above mentioned plat has the following courses and distances to wit: BEGINNING at a point in old road bed and running N. 12-0 E. 68 feet to point on South side of S. C. Highway No. 8; thence along South side of Highway S. 28-25 E. 308.5 feet to point on South side of Highway; thence S. 37-05 W. 141 feet to point in old road bed; thence along center of old road N. 54-0 W. 273 feet to beginning corner; bounded on the North by Highway, on the South by Mrs. Lula Burns land and property of H. B. Beam and on the West by H. B. Beam property.

This being part of that same lot of land containing 15 acres, conveyed to me by C. Burns by his deed dated January 20, 1948, recorded in RMC office for Greenville County, State of South Carolina, in Vol. 334 at page 45. Plat recorded in Plat Book DD, page 57.

This also being that same lot of land conveyed to me by Mrs. Lula Burns by her deed dated March 3, 1953; and recorded in the office of the RMC for Greenville County in Book 473, page 501.

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.