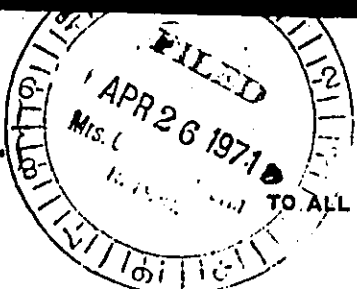


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1188 PAGE 93

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frank A. Sewell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clara B. Cox,

(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 Five Hundred and No 100----- Dollars (\$ 2,500.00 ) due and payable at the rate of \$60.00 each and every month

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 Greenville, with improvements thereon, lying on the Eastern side of Wolcome Road, being shown as Lot No. 3 on a plat of Property Of James H. Lindsey, dated March 12, 1965, prepared by R. K. Campbell, Engineer, and recorded in the R. M. C. Office For Greenville County, South Carolina, in Plat Book 111, Page 59, reference to which is hereby craved.

The above described property is a part of the same conveyed to James H. Lindsey by Charles W. King by deed dated March 2, 1965, and recorded in the R. M. C. Office For Greenville County, South Carolina, in Deed Book 768, Page 398, and is hereby conveyed subject to utility rights-of-way and easements of public record.

As a part of the consideration of this deed, the grantee assures and agrees to pay in full the balance due on that certain note and mortgage given to Carolina Federal Savings And Loan Association of Greenville, South Carolina. This mortgage has a present balance due in the sum of \$ 5,253.52 plus interest.

This is the same property deeded by James H. Lindsey to Clyde Teaster and Susie W. Teaster on April 7, 1965, and recorded in the R. M. C. Office For Greenville, South Carolina, in Book 770, Page 187 on April 8, 1965.

Grantee is to pay all Greenville County taxes for 1966.

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.