FILED
GREENVILLE CO. S. C

BOOK 1403 PAGE 813

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David J. Loyd and Eugene H. Bishop, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. H. Sitton

(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 -

Seven Thousand Five Hundred and No/100---------- Dollars ($ 7,500.00) due and payable

as per the terms of said note

with interest thereon from   date   at the rate of   eight   per centum per annum, to be paid: as per the terms of said note.

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:
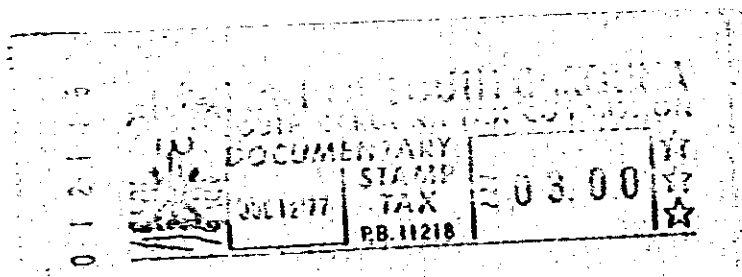
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of   Greenville near the City of Greenville, on the northeast side of West Washington Road Extension (also known as West Washington Street Extension) and on the southeastern side of the Piedmont and Northern Railroad Company right of way, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of West Washington Road Extension, said pin being at the point where the northeast side of said Road Extension intersects with the southeastern edge of the right of way of the Piedmont and Northern Railroad Company, and running thence along said right of way N. 25-50 E. 72 feet to an iron pin; thence S. 71-21 E. 73.3 feet to an iron pin; thence S. 40-05 E. 143 feet to an iron pin; thence S. 64-30 W. 125.7 feet to an iron pin on the northeast side of West Washington Road Extension; thence along the northeast side of said Road N. 35-23 W. 141 feet to the beginning corner.

This being the identical property conveyed to the Mortgagors herein by deed of the Mortgagee, to be executed and recorded of even date herewith.

DOCUMENTARY
STAMP
TAX $ 3.00
P.B. 11218

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.