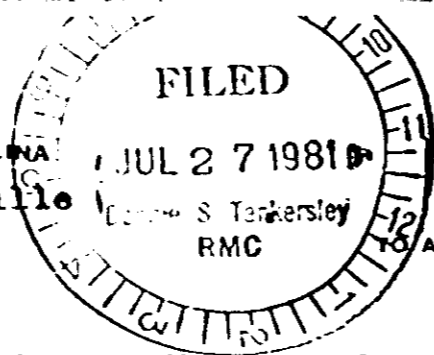


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

BOOK 1547 PAGE 381

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William N. Edwards and Joyce Ann Edwards,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards, Inc.

(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 thousand Nine hundred Thirty-six & 27/100 Dollars (\$4,936.27) due and payable

~~Four thousand Nine hundred Thirty-six & 27/100 Dollars (\$4,936.27)~~ \$119.40 per month for

60 months (5 years)

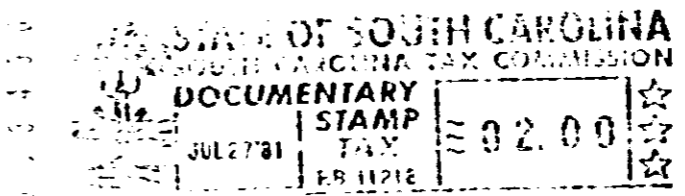
with interest thereon from date at the rate of 15.75% per centum per annum, to be paid: monthly

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, on Crain Drive and being known as Lots Nos. 26, 27 and 28 on a Plat of the property of John B. and Mencie N. Crain Estate, made by H. S. Brockman, Surveyor, dated May 12, 1948 and being the same conveyed to B. P. Edwards by Florence Reese by deed recorded in Deed Book 757, Page 19, R.M.C. Office for Greenville County.

This is the same property conveyed to B. P. Edwards, Inc. by Vance E. Edwards, Thalia E. Morris, Betty E. McKinney, Vera E. Burnett, Luna E. Hilliard, and Alvin B. Edwards, the sole heirs of Benjamin Perry Edwards; deed recorded February 22, 1977 in Deed Book 1051, Page 434, And being the same property conveyed to us, this date by deed from B. P. Edwards, Inc., deed to be recorded herewith.



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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.

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