The State of South Carolina,

COUNTY OF GREENVILLE

MAY 31 |2 23 PM 1965

BOOK 996 PAGE 200

RALPH EDWARDS and HAZEL C. EDWARDS

SEND GREETING:

Whereas, we, the said Ralph Edwards and Hazel C. Edwards

hercinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to VENTILATED AWNINGS CORPORATION, GREENVILLE, SOUTH CAROLINA

hereinafter called the mortgagee(K in the full and just sum of SIX HUNDRED FORTY-TWO & 78/100

at Greenville in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Six---- (6) per centum per annum, said principal and interest being payable in monthly

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or convenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said VENTILATED AWNINGS CORPORATION, GREENVILLE, S. C. its successors and assigns:

All real estate in Greenville County, State of South Carolina in which we have any interest whatsoever, and also any real estate which we may hereafter acquire in Greenville County, State of South Carolina. This mortgage includes any interest in real estate whether such interest be legal or equitable.