MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE GREENVILLE CO<sub>T</sub>S. C. WHOM THESE PRESENTS MAY CONCERN:

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Elenup and Jeanette O. Fienup

reinafter referred to as Mortgagor) is well and truly indebted unto

Beth B. Hairston

(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

Fifty-six Thousand and No/100

Dollars (\$ 56,000.00 ) due and payable

\$18,666.66 on April 9, 1974; \$18,666.67 on April 9, 1975; and \$18,666.67 on April 9,

with interest thereon from

date

at the rate of 6-1/2%

per centum per annum, to be paid: annually

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 Mortgagoe 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 piece, parcel, or lot of land situate, lying and being near the northeasterly corner of the intersection of Cleveland Street Extension and Henderson Road in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 8 as shown on a plat entitled "Property of Joe W. Hiller, et al", prepared by Campbell and Clarkson, dated October 18, 1966, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PPP at Page 63, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northerly side of the terminus of a twenty (20) foot drive, said iron pin being N. 25-18 E. 321.8 feet from the easterly side of Cleveland Street Extension and running thence N. 25-18 E. 200 feet to an iron pin; thence N. 55-40 E. 85.7 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the line of Lot No. 7, S. 34-15 E. 216.6 feet to an iron pin; thence S. 60-20 W. 219.4 feet to an iron pin in the line of Lot No. 9; thence with the line of Lot No. 9, N. 56-13 W. 105.2 feet to the point of beginning.

Together with an easement over and across that strip of land which runs in a northeasterly direction from the easterly side of Cleveland Street Extension to the southwesterly side of the above described property being shown on the plat referred to hereinabove as a twenty (20) foot drive and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the westernmost corner of Lot No. 8, ad described above, and running thence with the line of Lot No. 8, S. 56-13 E. 20.2 feet to an iron pin; thence with the line of Lot No. 9, S. 25-18 W. 302.5 feet to an iron pin; thence S. 78-02 W. 25.8 feet to an iron pin on the easterly side of Cleveland Street Extension; thence N. 25-18 E. 321.8 feet to the point of beginning.

Also: ALL that piece, parcel or lot of land situate, lying and being on the northwesterly side of Henderson Road in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 8 as shown on a plat entitled "Lots 7 and 8 - Property of Joe W. Hiller", prepared by Campbell and Clarkson, dated May 18, 1968, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwesterly side of Henderson Road at the joint front corner of the within property and Lot No. 7 and running thence with the line of Lot No. 7, N. 62-59 W. 147.3 feet to the corner of property of the grantor herein; thence with the line of other property of the grantor, S. 60-20 W. 71.8 feet to an iron pin; thence S. 63-15 E. 196.5 feet to an iron pin on the northwesterly side of Henderson Road; thence with the northwesterly side of Henderson Road, N. 6-21 E.

5.5 feet and N. 18-48 E. 54.5 feet to the point of beginning.

Together with all and singular rights, metabers, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rests, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting
intuitives now or hereafter attacked, 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 listfully 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 Montragor further covenants to warrant and forever defend all and singular the said premises unto the Montgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof,