STATE OF SOUTH CAROLINATE CO. S. C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLES 102 PH 101 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE STANKERSLEY

R.M.C

WHEREAS, MONTEZ T. SHEAD STEWART (Formerly Montez T. Shead)

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. BRUCE KINGSMORE

(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 One Thousand One Hundred Seventy-Six and no/100ths------

six (6) months from the date of this instrument, further said that the first Six Hundred and no/100 Dollars is to be paid within sixty (60) days.

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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 Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 the West side of Second Avenue, near the City of Greenville, located in the F. W. Poe Mfg. Co. Village and shown on as Lot No. 58, Section I, on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book Y at Page 26 and described as follows:

BEGINNING at an iron pin on the Southwest side of Second Avenue, said pin being where the Southwest side of Second Avenue intersects with the Southeast side of C Street, and running thence along the Southwest side of Second Avenue S. 41-14 E. 85 feet to an iron pin; running thence S. 49-14 W. 82.9 feet to an iron pin on the Southeast side of C Street; running thence with the Southeast side of C Street N. 47-43 E. 70 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 1022 at Page 940 on August 21, 1975. GRATOR W.W. WILKIMS

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 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 heireinabove 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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