STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

| CREET | FOO. S. C. | MORTGAGE OF REAL ESTATE
| CREET | 12 53 PH 1870 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNE STANKERSLEY

WHEREAS, WE, JOHN J. AIKEN OR SHIRLEY A AIKEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FRANCES SEXTON AND ERNEST SEXTON

(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

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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 scaling 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, and being more particularly described as lot No. 112, Section 2 as shown on plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S. C. made by Pickell & Pickell Engrs., Greenville S. C. on December 20 1948, and recorded in the RMC Office for Greenville County in Plat Book S, at Pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 3 Parker Road and fronts thereon 77.4 feet.

This property is subject to all existing and recorded easements, rights of way and restrictions as shown on said plat and as recorded in the RMC Office for Greenville County in Deed Book 1157, at page 619.

Being the same property conveyed to the Grantors herein by Franklin E. Griffith and Kathryn McGriffith by deed and recorded in the RMC Office for Greenville County in Deed Book 1157, at page 619.

This is the identical land conveyed the Mortgagor and recorded herewith.

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Together with all and singular rights, members, hereditarrients, and appurtenances to the same belonging in any way incident or appertaining, and all of the reats, issues, and profits which may arrise or be had therefrom, and including all heating, plumbing, and lighting fatures 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, screver.

The Mortgager covenints that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is linefully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liess and encumbrances except the provided herein. The Mortgager further covenants to warraint and forever defend all and singular the said premises unto the Mortgagee brever, from and against the Mortgager and all persons whomasoever lawfully claiming the same or any part thereof.

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