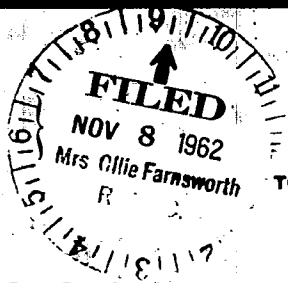


STATE OF SOUTH CAROLINA
COUNTY OF Greenville
of Greenville County



MORTGAGE OF REAL ESTATE

BOOK 906 PAGE 129

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Grady Copeland

WHEREAS, I, Grady Copeland of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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 five hundred twenty-three and 11/100 _____ Dollars (\$ 1523.11) due and payable
in monthly installments of \$50.00 each beginning Dec. 7, 1962 and continuing on the seventh
day of each month for eleven months with a final instalment of \$973.11 due November 7, 1963.

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-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 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, in Oaklawn Township, containing 2.21 ft. according to a plat made by J. C. Smith, surveyors, and having the following metes and bounds:

BEGINNING at a point in the center of a road at N. W. corner of a lot conveyed by F. T. Epps to H. W. Neely, and running thence along Neely's line, S. 44-15 E. 536 feet to the line of E. R. Leslie; thence along Leslie's line 5.7400 W. 206 ft. to the line of other property now or formerly owned by F. T. Epps; thence along this line N. 44-15 W. 458 ft. to a point in the center of the aforementioned road; thence along the center of the road N. 64-00 E. 189.4 ft. to the beginning corner. This road is known as the Old Georgia Road.

This being that same piece of property conveyed to Grady Copeland by Fred Cobb in his deed dated August 12, 1953 and recorded in Book 483 of Deeds, page 358 and recorded in the Clerk's office for Greenville County by the R. M. C.

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.