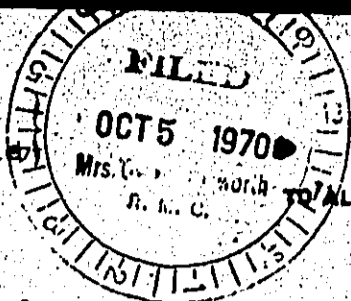


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1168 PAGE 399

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Shirlee A. Rollins,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards, his heirs and assigns forever,

(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 Thirty-Five Hundred and no/00

Dollars (\$3500.00) due and payable in monthly installments of Fifty and no/100 (\$50.00) Dollars each, Said pay-

ments to begin one month from date hereof and continue thereafter until paid

in full,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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 O'Neal Township, lying on the North side of the road that leads to the pumping station of the City of Greer, and being more particularly described as follows:

BEGINNING on an iron pin near the southern bank of south Tyger River, corner of the City of Greer Pumping Station lot and runs thence with the lines of the said Lot, S. 32.25 E. 195 feet to an iron pin; thence N. 57.25 E. 235 feet to an iron pin in the Pumping Station Road, S. 33.48 E. 30.5 feet to a bend; thence S. 21-38 E. 100 feet to a bend; thence S. 1.03 E. 100 feet to a bend; thence S. 15.05 W. 100 feet to a bend; thence S. 20.15 W. 100 feet to a bend; thence S. 21.15 W. 600 feet to an iron pin in the center of the Miller Road; thence with the Miller Road N. 31-05 W. 100 feet to a bend; thence N. 36.55 W. 100 feet to a bend; thence N. 36.55 W. 100 feet to a bend; thence N. 41.40 W. 700 feet to a bend; thence N. 33.30 W. 87 feet to an iron pin in the Southwest intersection of Miller Road and the Brown Road, and on the line of Henry K. Clark, thence with Clark line N. 67-30 E. 579 feet to the beginning corner, and containing 10.52 acres, more or less. AND ALSO:

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, lying and being in the Greer Mill Village, in or near the City of Greer, S. C., and being known as lot #23 on a plat of property entitled "Subdivision of Greer Mill Village," Greer, S. C., made by Dalton & Neves, January, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book "Y", pages 138-139. According to said plat the lot is also described as #25 Hollis Street and fronts thereon 200 feet. Being the same lot conveyed to mortgagor herein by deed of Frances W. Hart, duly recorded in deed book 861 at page 380.

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.