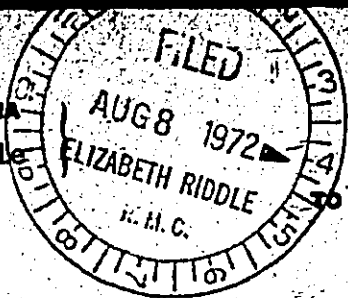


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1244 PAGE 127

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Amos Counts

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dewayne Batson, Contractor

(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 Five Thousand Nine Hundred Forty Nine and 60/100 Dollars (\$ 5,949.60) due and payable

Due and payable in 60 successive monthly payments of ninety nine and 16/100 (99.16) Dollars on August 10, 1972, and the 10th of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity at the rate of eight 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 lot of land in the county of Greenville, city of Greenville, state of South Carolina, being known and designated as Lot No. 9, according to map or plat of property of J. Malvin Hunt, as made December 9, 1947, by Pickell & Pickell, Engineers, and being described by metes and bounds, as follows, to-wit:

Beginning at an iron pin at the northeast corner of the lot of J. Malvin Hunt on the south side of Gower Street, and running thence S. 31-25 W. 45.6 feet to an iron pin; thence S. 69-24 W. 78.6 feet to an iron pin on the line of Lot No. 8; thence along the line of said lot No. 8, N. 18-11 W. 56 feet to an iron pin; thence N. 30-59 E. 70.5 feet to an iron pin on the south side of Gower Street; thence along the south side of Gower Street, S. 59-01 E. 91.3 feet to the point of beginning; being the same conveyed to us by J. Thomas Jones by deed dated February 12, 1948 and recorded in the RMC Office for Greenville County in Deed volume 339 at page 411.

ALSO:

All that piece, parcel or lot of land in the city of Greenville, county of Greenville, state of South Carolina, near Gower Street, being known as Lot #5 on plat of property of Daisy M. Welborn, being more fully described in the deed of South Carolina National Bank to Will Howard and Sally Howard recorded in the RMC Office for Greenville County, S. C. in deed book 154 page 158.

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

For value received, the undersigned hereby transfers all their rights, title and interest in the within Mortgage without recourse to:

Pickensville Investment Company

This 28th day of June, 1972

Dewayne Batson, Contractor

BY: Dewayne Batson, Contractor

Witnesses: By Dewayne Batson
Dybra H. Messingill
James H. Hall

Together with all and singular rights, members, herditaments, 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.