GREENVILLE.CO. S. C.

BOOK 1273 PAGE 66

STATE OF SOUTH CAROLINA 12 dt COMPLED WITH DOWNTESS. TANKERSLEY

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edna W. McLendon, Frank B. Reynolds, Quentin O. Ball and John E. Johnston, Jr.

Edwin A. Babb and Leslie S. Babb (hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 Seventeen Thousand Five Hundred and No/100ths-----

---- Dollars (\$ 17, 500.00) due and payable

in 84 monthly payments of \$264.13 per month with interest at 7% commencing May 15, 1973 and continuing until paid in full, debtors reserving full prepayment privilege

WHEREAS

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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 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 the Town of Mauldin and being in the northeastern intersection of Hyde Circle and East Butler Avenue and being shown on a plat entitled revised plat, part of Lot 13, Property of J. W. Clyde, said plat being recorded in the RMC Office for Greenville County in Plat Book III at Page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern intersection of Hyde Circle and East Butler Avenue and running thence with the eastern side of Hyde Circle N. 32-05 W. 352.9 feet to an iron pin; thence N. 34-35 E. 226.9 feet to an iron pin; thence S. 44-45 E. 381.7 feet to East Butler; thence along East Butler S. 44-29 W. 299.8 feet to the beginning point.

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 leating, 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 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 assigm, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.