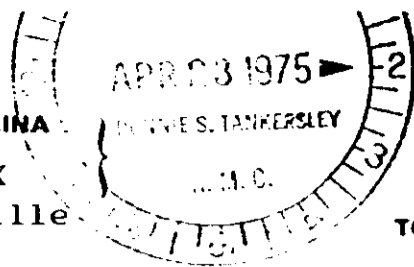


STATE OF SOUTH CAROLINA
COUNTY OF ~~ROCKHURST~~
Greenville



MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James E. Simmons and Florence Simmons

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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 Two thousand six hundred twenty-seven and 4/100 --

Dollars (\$ 2,627.04) due and payable

One hundred nine and 46/100 (109.46) Dollars on May 1, 1975 and

one hundred nine and 46/100 (109.46) Dollars on the 1st. 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 piece, parcel or tract of land located in Grove Township, Greenville County, situate, lying and being on the north side of a road leading from Greenville to Piedmont being a small tract of land off of West side of Tract No. 2 of the J. H. Charles property according to a plat by W. J. Riddle, Surveyor, dated June 18, 1942, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K at page 130. Said tract contains four acres.

ALL that piece, parcel or lot of land located in Grove Township, County of Greenville, State of South Carolina on the northern side of a road leading from Charles' Store to Piedmont and known and designated as Tract No. 5 of the Mary Morris property according to a plat by W. J. Riddle, Surveyor, dated December 30, 1951 recorded in the R.M.C. Office for Greenville County in Plat Book AA at page 32. Said tract contains six acres."



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.

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