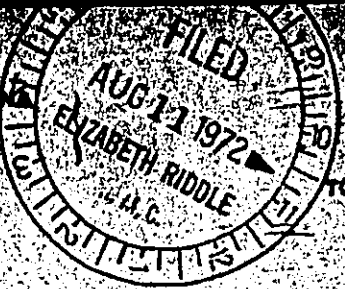


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1244 PAGE 483

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Acron Young and Francis Young

(hereinafter referred to as Mortgagor) is well and truly indebted unto Teraplan, Inc
105 W. Wash. St.
Greenville, SC 29601

(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

Six Hundred and Eighty-Four Dollars no/100 Dollars (\$ 684.00) due and payable

Twelve installments at Fifty-seven dollars

with interest thereon from date at the rate of 8% per centum per annum, to be paid in 12 installments at \$57.00

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

All of that certain parcel or tract of land in Grove Township, County of Greenville, State of South Carolina containing 3.44 Acres, more or less and being designated as Tract No. 7 as shown on the plat of the property of L. W. Young, dated April, 1955, by Co. O. Riddle Registered Surveyor as recorded in Plat Book No. 11 Page 119 Office of the R. M. C. for Greenville County, the said tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at joint corner of Tracts 6 and 7, and running N. 35-00 W., 340 Feet to an iron pin at common corner of Tracts 7 and 8; thence N. 52-28 E., 412.9 feet to and iron pin at the common corner of Tracts 7 and 8; Thence S. 40-04E, 340 Feet to an iron pin at the common corner of Tracts six and seven;; Thence S. 52-28 E., 443 Feet along the common line of Tracts 6 and 7 to the point of Beginning.

BEING a part of the property conveyed to the Grantor L. W. Young by E. Inman, Master on October 20, 1923 as noted in Deed Book I Page 81, Office of the R. M. C. for Greenville County.

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.