WHEREAS. Kenneth D. Wilson

Gertrude A. Pannell (hereinafter referred to as Mortgagor) is well and truly indebted unto

(hereinaster 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

as provided in the promissory note of even date which terms are incorporated herein by reference

IN MERCHANICAL ROOM CONSTRUCTION OF THE PROPERTY OF THE PROPER

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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 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 Mortgager 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 lot of land with all buildings and improvements thereon, situate, lying and being on the western side of Lakeside Road in Gantt Township, Greenville County, South Carolina, containing 6.9 acres, more or less, and being described as follows:

BEGINNING at an iron pin on the road near the lake at the joint corner of tracts nos. 1 and 2 according to a plat of Property of Oakvale Land Company made by G. A. Ellis dated June 15, 1936 and running thence along the road N. 31 É. 210 feet to an iron pin at the joint corner of tracts nos. 2 and 3; thence along the line of tracts nos. 2 and 3, N. 85-20 W. 1530 feet to an iron pin on the creek; thence along the creek 300 feet, more or less, to an iron pin at the joint corner of tracts nos. 1 and 2; thence along the line of tracts nos. 1 and 2, S. 85-20 E. 1637 feet to the point of beginning.

The above property is the same property conveyed to Kenneth D. Wilson by deed of Gertrude A. Pannell of even date to be recorded herewith.

This is a purchase money first mortgage given by the mortgagor to the mortgagee to secure the balance of the purchase price due the mortgagee on the sale of the above described property to the mortgagor.

At the option of the mortgagee, the indebtedness secured by this mortgage shall become immediately due and payable if the mortgagor shall convey away the mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever.

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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 N usual household furniture, be considered a part of the real estate. 8

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also Secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest Hat the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.