

WHEREAS, I, Regina H. Birkel,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert Phillip Birkel

(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 Nineteen Thousand One Hundred Fifteen and No/100----- Dollars (\$19,115.00 ) due and payable

on or before October 13, 1982,

after maturity  
with interest thereon ~~computed~~ at the rate of 15% per centum per annum, to be paid: quarterly.

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:

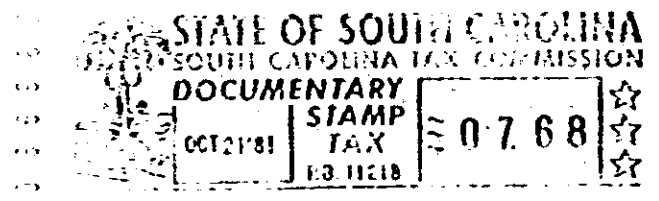
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the northern side of Wallingford Road, being shown and designated as Lot No. 80 on Sheet Two of BUXTON made by Piedmont Engineers and Architects, dated November 5, 1970, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, at Page 3, and having such metes and bounds as appear by reference to said plat. Said lot fronts on the northerly side of Wallingford Road a distance of 92.8 feet and a distance of 40 feet on a cul-de-sac at the end of said Wallingford Road.

This is the same property conveyed to Robert P. Birkel and Regina H. Birkel by deed of Terry W. Cornwell dated December 7, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1048, at Page 847; and the said Robert P. Birkel, subsequent thereto, on October 16, 1981, conveyed to Regina H. Birkel, all of his right, title and interest in said real property by deed recorded simultaneously herewith in Deed Book 1157, at Page 105.

OTHER SECURITY: This credit transaction is further secured by a mortgage of even date and amount encumbering 50.26 acres, more or less, in Pickens County, South Carolina, as shown on plat recorded in the Clerk of Court's Office for Pickens County in Plat Book 22, at Page 711.

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

4. OCT 21 81 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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