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MORTGAGE OF REAL ESTATE-Office of Wiche, Burgers, Preeman & Parham, P.A. Greenville, S. C.

DONNIE S. TANKERSLEY R.H.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James C. Parham, Jr.

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank & Trust (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 Twenty-Eight Thousand with interest thereon from date at the rate of 8 February continuous per centum per superior per superior per centum per superior per supe) payable

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, shown on Survey for T. P. Wood and James C. Parham, Jr., near Tigerville, South Carolina, on plat prepared by W. R. Williams, Jr., Registered Land Surveyor, dated October, 1970, and recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book 4J at Page 19, comprising 35.5 acres, more or less, with the following metes and bounds:

BEGINNING at a spike, being the northeasterly corner of said property and running thence S. 89-23 W. 410 feet to an iron pin; thence N. 83-11 W. 420.6 feet to an iron pin; thence N. 51-04 W. 152.5 feet to an iron pin; thence N. 30-18 W. 199 feet to an iron pin; thence S. 78-58 W. 731 feet to an iron pin; thence S. 20-08 W. 342 feet to an old iron pin; thence S. 19-39 E. 359.8 feet to an old iron pin; thence S. 64-05 E. 606 feet to an iron pin: thence N. 51-10 E. 222.8 feet to an iron pin; thence il. 58-54 E. 473.1 feet to an iron pin; thence N. 56-30 E. 493.8 feet to an iron pin; thence N. 51-05 E. 273.3 feet to an iron pin; thence N. 34-06 E. 77.8 feet to an iron pin; thence N. 25-06 E. 118 feet to a spike in Cox Mill Road; thence N. 4-04 E. 29.5 feet to the point of beginning.

This property is subject to the right-of-way of the Cox Mill Road shown on said plat.

This is the same property conveyed by Nancy Hightower Southerlin, Charles Bernard Southerlin, William Earl Southerlin, Kenneth Gowan Southerlin and Reba Ann Southerlin Wells to James C. Parham, Jr., by deed dated January 24, 1970 and recorded in the Office of the R.M.C. for Greenville County, South Carolina, on January 26, 1970, in Deed Book 883 at Page 274.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.