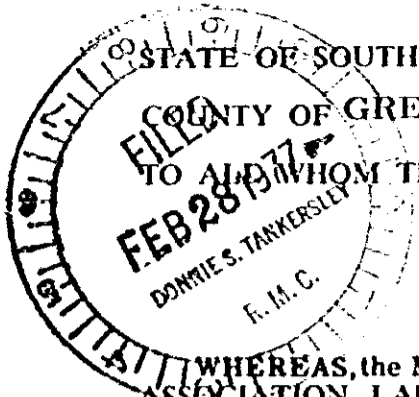


Mortgagor's address: Route 1, Enoree, S. C. 29335

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

1330 372



TO ALL WHOM THESE PRESENTS MAY CONCERN: Niles E. Hanna

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

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 FORTY THOUSAND AND NO/100

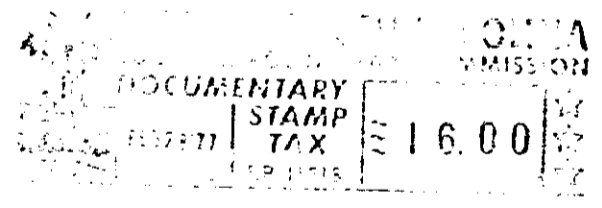
DOLLARS (\$40,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

May 1, 1992, and

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 purpose;

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, City of Greer, Chick Springs Township, lying on the West side of State Highway 101, or the Woodruff Highway, and on the South side of Bennett Street, being shown as Lots Nos. One (1), Two (2) and Three (3) on a plat of property made for the J. Waymon Smith Estate by H. S. Brockman, Surveyor, dated March 19, 1960, recorded in the RMC Office for Greenville County in Plat Book TT, Page 167 B, and having the following courses and distances: BEGINNING at a stake on the margin of State Highway No. 101, at the intersection of Bennett Street (iron pin on right of way at 19 feet from true corner), and runs thence with the margin of State Highway 101, South 2-02 West 167.1 feet to a stake; thence North 88-31 West crossing iron pin at 19 feet, total distance of 107.8 feet to an iron pin; thence North 5 East 168.2 feet to an iron pin on the margin of Bennett Street; thence with the margin of Bennett Street South 87-55 East 99.1 feet to the beginning. Subject however to the right of way owned by the S. C. Highway Department 19 feet in width, extending along the highway and the front portions of the lots conveyed herein. Being the same property conveyed to mortgagor herein by deed of The Country Store of Greenville, Inc. dated June 11, 1976, and recorded in Deed Book 1041, Page 417, RMC Office for Greenville County, S. C.



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.

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