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State of South Carolina

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land situate, lying and being on the Southern side of Forest Lane in the City of Greenville, County of Greenville, State of South Carolina being shown and designated as Lot No. 40 on a plat of Meyers Park Subdivision, Section Two, by C. O. Riddle, Surveyor, dated September 27, 1976, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P, Page 54 and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point on the Southern side of Forest Lane at the joint front corner of Lots 40 and 41 and running thence with the common line of said lots, S. 15-28 W. 197.83 feet to a point in the line of property now or formerly of Greenville Country Club; thence with the line of said property, N. 75-48 W, 136.10 feet to a point which is the joint rear corner of lots 39 and 40; thence with the common line of said lots, N. 19-25 E. 205.54 feet to a point on the Southern side of Forest Lane, thence with the Southern side of said Forest Lane, S. 72-33 E. 122 feet to the point of beginning; and being the same property conveyed to the Mortgagors herein by deed of HBA Properties, Inc. recorded herewith in the RMC Office for Greenville County, South Carolina.

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