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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being on the western side of Pleasantburg Drive (South Carolina Highway No. 291) in the City of Greenville, Greenville County, South Carolina, being shown and designated as a tract of land containing 1.7468 acres as shown on a plat entitled SURVEY FOR H. B. M. made by Freeland & Associates dated July 13, 1984, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 104 at Page 94 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pleasantburg Drive at the southeasternmost corner of the within described property and being the joint corner with property now or formerly belonging to Manning, et al, and running thence along the Manning line, S. 62-33 W. 325.60 feet to an iron pin; thence with the line of property now or formerly belonging to the Greenville Country Club, N. 16-23 E. 123.68 feet to an iron pin, N. 13-18 E. 99.73 feet to an iron pin, N. 10-21 E. 100.22 feet to an iron pin, and N. 7-30 E. 57.03 feet to an iron pin; thence N. 84-32 E. 254.04 feet to an iron pin on the western side of Pleasantburg Drive; thence along the western side of Pleasantburg Drive, S. 8-14 W. 62.99 feet to an iron pin, S. 10-31 W. 99.86 feet to an iron pin, and S. 13-19 W. 86.72 feet to an iron pin, the point of beginning.

ALSO: The grantor's right, title and interest in and to a permanent sanitary sewer easement 25 feet in width conveyed to the grantor herein by the Greenville Country Club as will appear by reference to that certain Sewer Line Easement Agreement dated November 13, 1978, recorded November 13, 1978 in Deed Book 1091 at Page 743, which Sewer Line Easement Agreement is incorporated herein by reference and made a part hereof as though fully set forth, reference to which is hereby made for a more complete description thereof.

The above described property is the same property conveyed to the mortgagor by deed of Southern Bank & Trust Company, as Executor and Trustee under the Last Will and Testament of R. B. Ingold, Deceased, to be recorded herewith.

STATE OF SOUTH CAROLINA

DOCUMENTARY
STAMP

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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.

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