MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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Easley, SC 29640

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DR. GARY G. HARBIT and CLAUDIA

B. HARBIT

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

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WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA NATIONAL BANK, Easley, South Carolina, (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 SIXTY THOUSAND AND NO/100--

----BOLLARS (\$60,000.00 ),

repaid: \$15,000.00 to be paid 6 months from date: an additional \$15,000.00 to be paid one year from date; and the balance of \$30,000.00 shall be paid at the rate of \$555.78 per month including principal and interest computed at the rate of 10% per annum on the unpaid balance, the first monthly rayment being due Janua-ary 1, 1979, and a like payment being due on the first day of each month thereafter for a total of 72 consecutive months. Interest shall be computed on the first \$30,000.00 of this loan from the date of closing at the rate of 10% per annum on the unpaid balance and said interest shall 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 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 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 western side of Tanyard Road being shown as a tract containing 30.47 acres more or less on a plat of the Property of Ansel Alewine dated November 27, 1978, prepared by Century Land Surveying Company, recorded in Plat Book 6-0 at page 60 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of Tanyard Road at the corner of a 20.02 acre tract and running thence with Tanyard Road the following courses and distances: S 25-14 W 25.21 feet, S 19-57 W 50 feet, S 17-31 W 100.15 ft., S 12-47 W 100.4 feet, S 06-39 W 70.15 feet, S 02-43 E 50.28 feet; S 18-46 E 50.2 feet; S 20-33 E 50.36 feet; S 24-18 E 100.65 ft., S 15-54 E 80.21 ft., S 05-58 E 50.1 ft. and S 03-04 E 195.38 ft. to an old nail; thence N 71-42 W 107.5 ft. to an iron pin; thence S 82-22 W 118.84 ft. to an iron pin; thence N 77-40 W 256.35 ft. to an iron pin; thence S 84-34 W 225 ft. to an iron pin; thence S 42-28 W 59.63 ft. to an iron pin; thence N 61-56 W 101.44 ft. to an iron pin; thence N 48-24 W 177.85 ft. to an iron pin; thence N 06-07 W 63.8 ft. to an iron pin; thence N 11-54 W 290.42 ft. to an iron pin; thence N 10-43 E 63.45 ft. to an iron pin; thence N 10-52 W 418.57 ft. to an iron pin; thence N 39-55 W 401.46 ft. to an iron pin; thence N 49-31 E 500.7 ft. to an iron pin; thence S 52-26 E 1198.2 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Ansel Alewine, as Administrator C.T.A. under the Will of James Henry Alewine, deceased, to be recorded herewith.

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.

SUCCUMENTARY 24.

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