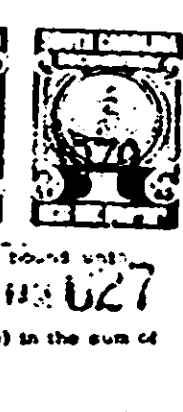
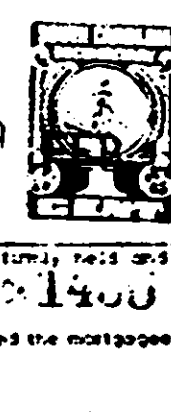
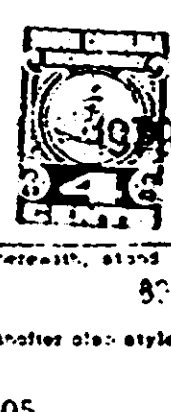


**REAL ESTATE MORTGAGE**  
 F.F.B. 1070  
 Sammy L. and Rita Reid



HEREAS I (we) Sammy L. and Rita Reid (hereinafter also styled the mortgagor) in and by my (our) certain, sole bearing ever sole hereunto, stand fully held and bound unto Poinsett Discount Co., Inc., Greenville, S. C. (hereinafter also styled the mortgagee) in the sum of 9,328.20 dollars

payable in 84 equal installments of \$ 111.05 each, commencing on the

20th day of March 19 79 and falling due on the same of each subsequent month, as in and by the said Note and conditions thereof, reference thereunto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagee in hand well and truly paid, by the said mortgagor, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that lot of land in the State of South Carolina, County of Greenville, in or near the Town of Piedmont, constituting the greater portion of Lot Number 27, Section IV, as shown on a plat entitled "Property of Piedmont Manufacturing Co.", Recorded in Plat Book Y at Pages 2-5 and pages 6-9 and having, according to a plat prepared by Freeland and Associates, dated July 26, 1977, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southerly side of Libert Street, joint front corner of Lots 26 and 27, and running thence with the edge of Liberty Street, N. 68-52 E. 100.2 feet to an old iron pin at the joint front corner with Lot 28; thence, along the line of Lot 28, S. 23-03 E. 170.86 feet to a new iron pin; thence, along the line of Lot 26, N. 23-45 W. 170.95 feet to the point of beginning. This is a portion of the property conveyed to the Late Bessie E. Brown for and during her natural life with the remainder to the grantor by deed of Clifford B. Brown, et al, recorded on January 9, 1968, in Deed Book 836 at page 132. The life interest in favor of the said Bessie E. Brown was terminated by her death as will appear by reference to Apartment 1385, File 27 in the Office of the Probate Court for Greenville County.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property. This is the identical property conveyed to Sammy L. Reid and Rita Reid by deed of Martha Ann Brown on 9-14-77 and recorded in the R.M.C. office for Greenville County, S.C. on 10-4-77 in deed book 1066 at page 153.

IT IS HEREBY UNDERSTOOD THAT THIS MORTGAGE CONSTITUTES A VALID SECOND LIEN ON THE ABOVE TOGETHER with all and singular the rights, members, accretions and appurtenances to the said premises belonging, in any-wise incident or appertaining.

TO HAVE AND TO HOLD, by and through the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to secure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against fire or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the date of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagee, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagor, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagor, his (their) heirs, successors, or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations arising at the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, terminate and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagee may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal this 31<sup>st</sup> day of March 19 79  
 Signed, sealed and delivered in the presence of Sammy L. Reid (H.S.)  
 WITNESS [Signature] (H.S.)  
 WITNESS [Signature] (H.S.)

Thence, in a new line, S. 68-52 W. 98.07 feet to a new iron pin;

4328 RV-2