MORTGAGE - INDIVIDUAL FORM OF DULLARD & MITCHELL, P.A., GREENVILLE, S. C. STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. PHILIP SALEM EASSY AND JEANETTE E. EASSY

thereinafter referred to as Mortgagor) is well and truly indebted unto STEPHEN J. GEDOSCH

thereinafter 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

Five Thousand Five Hundred and no/100----- Dollar (\$ 5,500.00 ) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Morreagor'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 Mortgagee, and also in consideration of the further sum of Three Dollars (\$3,00) to the Mortgager in hand well and truly paid by the Mortgagee at and before the waling 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 piece, parcel or tract of land containing 3.29 acres, more or less, situate, lying and being on the southeastern side of Darby Bridge Road and the eastern side of the Enoree River as the line, adjoining property now or formerly owned by Eugene Batson on the south and east, being shown on a plat of the Survey for Roger Bailey, made by Carolina Surveying Co., dated February 22, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6A at Page 54, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Philip Salem Eassy and Jeanette E. Eassy by deed of Stephen J. Gedosch of even date to be recorded herewith.

0.723 Together with all and singular rights, members, berditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the tents, 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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever

The Mortgagor covenants that it is lawfully seized of the premises bereinsbove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

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(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing