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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

S. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS,

WILLIAM DOUGLAS MEAFEEY

thereinafter referred to as Mortgagor) is well and truly indebted unto

LILA MAE BAGWELL

(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 & No/100-----

Dollars (\$60,000.00

) due and payal

In five (5) equal annual installments of \$12,000.00 each, the first payment to be due April 2, 1981, and each April 2nd thereafter until paid in full with interest on the unpaid balance annually at the rate of 10% per annum to be paid annually. See note for anticipation privileges.

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 Roper Mountain Road according to plat of Lila Mae Bagwell prepared by John A. Simmons, R.L.S., dated May 9, 1968, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an rion pin on Roper Mountain Road at the corner of Leslie Wilson Property and running thence N. 84-34 E. 389.1 feet to an iron pin; thence S. 54-35 W. 256.2 feet to a monument; thence N. 54-07 W. 79.7 feet to a monument; thence S. 35-14 W. 16.8 feet to a monument; thence N. 55-26 W. 45 feet along the right of way of Roper Mountain Road; thence continuing with the right of way, N. 51-33 W. 90.2 feet to the beginning corner.

A copy of said plat is attached to this mortgage and the above-described property contains 0.58 acres.

This above described 0.58 acres shall be released from the said mortgage upon the payment of an appropriate amount per acre determined by the prorated amount of the original purchase price on or after April 2, 1981.

ALSO: ALL that piece, parcel and lot of land directly across Roper Mountain Road and BEGINNING at an iron pin approximately 20 feet southeast of Ernest Wilson Property and running thence parrell to Ernest Wilson property for an average of twenty feet depth, S. 59-25 W. 405 feet; thence approximately 90 degrees from the aforesaid cross 170 feet to the inter section of the property line shown on the plat; thence S. 81-54 W. 350 feet to an old iron pin; thence N. 8-51 W. 60 feet to an old iron pin; thence with Ernest Wilson property, N. 59-25 E. 699 feet more or less to Roper Mountain Road; thence S. 51-29 E. down Roper Mountain Road, 20 feet more or less to the beginning corner.

This is a Purchase Money Mortgage.

This being the same property conveyed unto William Douglas McAfee by deed from Lila Mae Bagwell recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1/23 at Page 7/5, recorded on the fortal of 1980.

The original contract signed by the parties hereto shall survive this mortgage for the purpose of release and any purchaser is not required to see to the proper application of the funds.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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, success its and assigns, forever.

The Mortgagor covenants that it is liwfully seized of the premises hereinabove described it ree simple absolute, that it has good right and is lawfully artinized to will, 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 whomsiever lawfully claiming the same or any part thereof.

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