8102 White Horse Road CO.S. C. Greenville, S. C. S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

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WHEREAS, We, STANFORD W. GRIST and MARILYN A. GRIST

(hereinaster referred to as Mortgagor) is well and truly indebted unto W. DAVID HAGINS

(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 NINETEEN THOUSAND, SEVEN HUNDRED AND FIFTY and

No/100------ Dollars (\$ 19,750.00) due and payable according to the terms of the note of even date herewith for which this mortgage stands as security.

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 Mortgagee 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 Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, 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, in Saluda Township, being known and designated as Tracts Nos. 5, 6 and 7, as shown on plat of property of "J. C. and Ollie Morgan", according to a survey made by E. Martin Smith & Associates, on July 4, 1977, and on a plat made of the Morgan property shown on plat made by Clifford C. Jones, Engineer, August, 1977, and having, according to said latter plat, the following metes and bounds, to-wit:

TRACT NO. 5: BEGINNING at a point in Old Highway 25, at the joint front corner of Tracts Nos. 5 and 6, and running thence along the line in Old Highway 25, N. 63-00-52 E. 227.92 feet to a point; thence running N. 61-22 E. 120.50 feet to a point; thence N. 58-51-31 E. 96.39 feet to an iron pin; thence running S. 40-47-33 E. 543 feet, said iron pin being 40 feet from the center of North Saluda River; thence with the River as the line, the traverse lines being as follows: S. 57-31 W. 300 feet; thence S. 37-07 W. 138.7 feet, said iron pin being 32 feet from the center of North Saluda River; running thence N. 40-57-33 E. 628.6 feet to an iron pin in edge of Old Highway 25, the beginning corner.

TRACT NO. 6: BEGINNING at iron pin in Old Highway 25 at the joint front corner of Tracts Nos. 6 and 5, and running thence S. 40-57-33 E. 628.6 feet to iron pin, said iron pin being 32 feet from the center of North Saluda River; running thence with North Saluda River as the line, the traverse line being as follows: S. 37-07 W. 61.3 feet; S. 32-41 W. 150 feet; S. 39-36 W. 131.9 feet to iron pin, said iron pin being 37 feet from the center of North Saluda River; running thence N. 40-57-33 W. 785 feet to iron pin in Old Highway 25; running thence with the line in and through Old Highway 25, N. 63-00-52 E. 343.77 feet to iron pin, the beginning corner.

TRACT NO. 7: BEGINNING at an iron pin on the southern side of Old Highway 25, at the joint front corner of Tracts 7 and 8, and running thence N. 63-00-52 E. 257.65 feet to an iron pin; thence S. 40-57-33 E. 781.18 feet to an iron pin; thence S. 52-30 W. 295.25 feet to an iron pin; thence N. 40-57-33 E. 836.03 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by the mortgagee herein, dated and recorded simultaneously herewith.

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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 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 hereinabove 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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