MORTGACE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. Walter Brashier

thereinafter referred to as Mortgagor) is well and truly indel ted unto Joe C. McKinney

----- Dollars (\$ 26,000.00) due and payable

as provided for in Promissory Note executed of even date herewith.

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 scaling 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, containing 55.6 acres, more or less, and being described on plat entitled "Survey for Joe C. McKinney", prepared by W. R. Williams, Jr., dated July 29, 1981, as follows:

BEGINNING at a nail and cap located in the center of Blue Ridge Drive at the intersection of Nix Road and running thence with center of said Blue Ridge Drive, S.68-11 W. 248.8 feet; thence continuing to follow the center of said Blue Ridge Drive, S.72-13 W. 96.9 feet to an iron pin; thence turning and following said Blue Ridge Drive, N.77-43 W. 79.2 feet to a nail and cap; thence turning and following the center of said Blue Ridge Drive, S.69-49 W. 60 feet to a point located on the southern side of the right-of-way of Blue Ridge Drive; thence with Blue Ridge Drive, N.14-24 E. 887.8 feet to an iron pin; thence turning and running N.56-12 E. 508.4 feet to an iron pin; thence turning and running N.48-42 E. 597.1 feet to an iron pin; thence turning and running N.74-36 E. 1000.5 feet to an iron pin located across Shelton Road; thence turning and running S.00-03 E. 825.6 feet to an iron pin; thence continuing with said Shelton Road, S.00-23 W. 207.3 feet to an iron pin; thence continuing with said Road, S.00-15 W. 149.9 feet to an iron pin; thence continuing with said Road, S.00-16 E. 150 feet to an iron pin; thence continuing with said Road, S.00-17 W. 49.2 feet to an iron pin; thence turning and running S.77-32 W. 287.4 feet to an iron pin; thence turning and running S.18-23 W. 334.6 feet to a nail and cap located in the center of the right-of-way of Blue Ridge Drive; thence turning and continuing with said right-ofway, N.85-00 W. 68.9 feet to an iron pin; thence N.83-04 W. 289.5 feet to an iron pin; thence N.81-20 W. 731.2 feet to an iron pin; thence turning and running S.66-49 W. 165 feet to an iron pin; thence turning and running S.15-00 E. 39.6 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as a 0.2 acre tract on plat entitled "Survey for Joe C. McKinney", prepared by W. R. Williams, Jr., dated July 29, 1981, and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in center of Shelton Road and running thence S.14-05 E. 98.2 feet to a nail and cap; running thence S.27-49 E. 85 feet to a nail and cap; running thence S.41-31 E. 49.8 feet to a nail and cap; running thence N.76-16 E. 124.9 feet to an iron pin; running thence S.00-23 E. 66 feet to an iron pin; running thence S.00-23 W. 165.4 feet to a nail and cap, the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Joe C. McKinney recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is 143 Clarendon Avenue, Greenville, S. C. 29609.

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

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