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BOOK 1498 PAGE 261

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE BOOK 72 PAGE 133

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

DENNIS S. TANKERSLEY
R.M.C.

WHEREAS, William E. Smith, Ltd.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Devenger Road Land Company, A Partnership,
Post Office Box 6251, Greenville, S. C. 29606.

(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
Fourteen Thousand Six Hundred Twenty-two and 50/100----- Dollars (\$ 14,622.50) due and payable

on or before six (6) months from date,
Mortgagee to First Federal Savings and Loan Association, dated March 17, 1980, recorded
in the R.M.C. Office for Greenville County, South Carolina, on March 17, 1980, in
Mortgage Book 1498 at page 258.

This is the same property conveyed to the Mortgagor by deed of Devenger Road Land Company
A Partnership, dated March 17, 1980, recorded in Deed Book 1122 at page 280,
Greenville County R.M.C. Office.

Paid and satisfied in
full this 2nd day of
July, 1980.

Devenger Road Land Company
By: W. E. Smith
President

Witness:

Elizabeth B. Johnson

Cancelled
DENNIS S. TANKERSLEY
R.M.C.

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GREENVILLE CO. S.C.
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DENNIS S. TANKERSLEY
R.M.C.

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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
of all 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, 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.

The Mortgagor further covenants and agrees as follows:

(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 Mortgagor 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.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time
to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or
in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be
held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay
all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does
hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on
the mortgage debt, whether due or not.

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