[illegible] John K. & Betty Loving

[illegible] in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto

Mid State Mtg. Co.

(hereinafter also styled the mortgagee) in the sum of

$6960.00 payable in 60 equal installments of $ 116.00 each, commencing on the

5 day of August 19 72 and falling due on the same of each subsequent month, as in and by the said Note and conditions thereof, reference thereunto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note, with all the provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, fronting on the northern side of Morgan Street, in City View, and being a part of and adjoining of all of Lot #6 and one-half of Lot #5, as shown on a plat recorded in Plat Book [illegible] at page 79, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Morgan Street, at the southwest corner of Lot #6, and running thence N. 10W. 168 feet to pin; thence N. 81-30 E. 70 feet to a pin in the center of rear line of Lot #5; thence through the line of Lot #5, S. 10 E. 168 feet to a pin on Morgan street; thence with the northern side of Morgan Street thence with the northern side of Morgan Street, S. 810-30W. 75 feet to the point of beginning.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND, [illegible] and for myself (ourselves) and my (our) heirs, executors and administrators, to procure or execute any further necessary assurance of title to the said premises [illegible] unencumbered; and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s), his (their) heirs, executors, or administrators, shall keep the buildings on said premises insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance of the said Note in a fire insurance company to be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of the payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance policy, to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may pay the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall immediately become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS ALSO AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, or any of it, whether [illegible] all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and all sums of money paid by the said mortgagee, his (their) heirs, successors, or assigns, according to the conditions and stipulations of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS HEREBY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) hand and seal this 22 day of June 19 72

Signed, sealed and delivered in the presence of:

[illegible] H. John K. Loving (L.S.)

[illegible] W. Betty Loving (L.S.)

[illegible]