STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

WHEREAS, DEVINE INVESTMENT COMPANY, a Partnership, ELIZABETH RIDDLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & TRUST COMPANY,

(hereinafter referred to as Mortgages) 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

Twenty-Four Thousand and No/100----- Dollars (\$24,000.00----) due and payable

in One Hundred Twenty (120) monthly installments of Two Hundred Ninety One and Twenty-Three (\$291.23), the first installment being due on November 1, 1972, and a like installment on the first day of each month thereafter until paid in full;

with interest thereon from date at the rate of Eight (8) per centum per annum, to be paid: monthly

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:

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"All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, with all improvements thereon, situate on the northern side of East North Street, being shown as Lot 3 according to a plat of the Rowley Place, recorded in Plat Book C at page 5, Less However, the strip of land taken from the front portion of said lot for the purpose of widening East North Street and being more particularly described as follows:

BEGINNING at a pin on the Northern side of the present right of way of East North Street, at the joint front corner of Lots 3 and 4 and running thence along the right of way of East North Street, N. 76-30 E. 61 feet 4 inches to a pin at the corner of Lot 2; thence with the line of Lot 2, N. 21-45 W. 165 feet, more or less, to point on a 10 foot alley; thence with said alley, S. 76-30 W. 61 feet 4 inches to a pin at the rear corner of Lot 4; thence with the line of Lot 4, N. 21-45 E. 165 feet, more or less, to the beginning corner."

Together with all and singular rights, members, herditaments, 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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.