FILED GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA PER 13 4 13 PH 173 MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLE BUNNES, TANKERS SALL WHOM THESE PRESENTS MAY CONCERN: R.M.C.

WHEREAS. Royal Construction Co., Inc.

(bereinafter referred to as Mortgagor) is well and truly indebted wate Tankersley Dirt Moving Co., Inc.

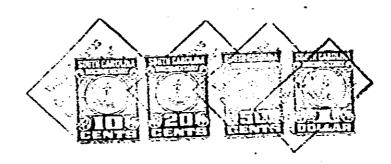
with interest thereon from date at the rate of eight per centum per annum, to be paid: from date of completion of improvements

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further soms as may be advanced to or for the Mortgagor's account for texes, incurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforessic 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 gramped, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assesses.

"All that certain piece, parcel or let of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Travelers Rest, being located on U. S. Highway 25 and consisting of adjoining tracts containing 21.6 acres and 1.25 acres. Said 1.25 acres is more particularly described in a deed to the mortgagor recorded in Deed Book 874 at page 448 and said 21.6 acres is more particularly described in three separate deeds recorded in Deed Book 905 at page 383, 431 and 432, respectively.

The subject property has been developed and subdivided into eighteen separate lots according to a preliminary survey prepared by Campbell & Clarkson Engineers dated March 13, 1972. The mortgages does hereby agree to release from the lien of this mortgage any or all of said lots upon payment by the mortgagor of the sum of \$250.00 for each lot.



Together with all and singular rights, members, herditaments, and appurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or he had thereform, and including all heating, plumbing, and lighting fixtures now or hercafter 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, by considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said pramises unto the Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fec simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the psemises are free and clear of all line 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 equinat the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof,

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