STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

SOUTH SET TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

COUNTY OF

ROGER A. HARD ASSOCIATES, a Partnership

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

MORENO, MORENO, HAWKINS, AND HAWKINS, a Partnership

(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

Twenty-One Thousand and No/100

Dollars (\$21,000.00

) due and payable

on April , 1974

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 (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagoe at an I 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 38, 39 and a major portion of Lot 40 as shown on plat of property of W.C. Cleveland, prepared by R. E. Dalton, Surveyor, dated March 14-21, 1910, recorded in Plat Book "B" at Page 11 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Poinsette Avenue at the joint front corner of Lots 37 and 38 and running thence, S 26-59 W 172.5 feet to an iron pin at the joint rear corner of Lots 37 and 38 and a point in common with an alley; thence, S 63-01 E along the rear line of Lots 38, 39, and 40 and along an alley 187 feet to a point in line of Lot 40; thence with a new line through Lot 40, N 26-59 E 172.5 feet to a point on Poinsette Avenue in the front line of Lot 40; thence, N 63-01 W 187 feet along Poinsette Avenue to the point of beginning.

Mortgagee has agreed to release from the lien of this mortgage all living units and related interests thereto upon the above described property upon the request of the mortgagor and upon the receipt by Mortgagee of \$1500.00 for each living unit and related interests for which a release is requested. Such releases shall be at such time or times as Mortgagor may request.













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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 all of the reuts, 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 manners 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.