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MORTGAGES SHITT

STATE OF SOUTH CAROLINA

DONNIE S. TANKIASLEY R.H.C.

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PROPERTUNITIES, LTD.----

(hereinaster referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinaster 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

TWELVE THOUSAND, FIVE HUNDRED AND NO/100-----DOLLARS (\$12,500.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

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

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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its successors and

"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, in Austin Township, having the following metes and bounds: Beginning at an iron pin on the line of a tract of land containing 14-66/100 acres, and running thence S. 5-45 W., 3.00 to a bend in a gully; thence S. 30 W., 1.00 to a bend in said gully; thence S. 75-45 W., 2.20 to a bend; thence N. 89 W., 1.45 to a bend; thence S. 35 W., 1.55 to a bend; thence S. 74-30 W., 1.05 to an iron pin in the Laurens Road; thence along Laurens Road to Todd's corner; thence with Todd's line N. 41-15 B., 10.62 to a point on line of the first described tract; thence with line of same land, N. 61-45 W. 3.20 to the beginning corner, containing two and 6/10 acres more or less.

Also that tract of land in Greenville County, South Carolina, described as follows: Beginning at an iron pin on the line of the 14-66/100 acre tract of land, formerly owned by O.L. Gresham and John Gresham, at a stone, joint corner of Painter's land and Todd's land and this tract, and running thence N. 28-30 E., 7.12 chains to a point in Painter's line; thence N. 61-45 W., 4.49 chains to a point; thence S. 28-20 W. 7.12 chains to a point, joint corner of above described tract; thence with line of above described tract, S. 61-45 E., 4.49 to beginning, containing 3.4 acres, more or less.

LESS, HOWEVER, all that certain piece, parcel or lot of land heretofore conveyed out of the above mentioned property by O.L. Gresham, Sr. and John Gresham to Troy Vaughn by deed recorded in the RMC Office for Greenville County, S.C., in Deed Book 271, at Page 213.

Being the same property conveyed to Mortgagor herein by deed of John Gresham, et al, dated May 28, 1976, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1039, Page 730.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom. and including all heating, plumbing, and lighting fixtures and any other equipment or 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.