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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGACE OF REAL ESTATE-Prepare by WILKINS & WELFONS, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LAND INVESTMENTS, A GENERAL PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES BANK OF NORTH CAROLINA

(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 ONE HUNDRED EIGHTY-FOUR THOUSAND and 00/100-----

--Dollars (\$ 184,000.00) due and payable

upon demand with interest thereon from date at the rate of 2% over the money market rate adjusted quarterly. Interest to be paid quarterly.

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 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's heirs, 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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 19 as shown on a plat of the subdivision of WOODBERRY, which is recorded in the Office of the R.M.C. for Greenville County, S.C. in plat book 7-C at page 30, reference to said plat is hereby made for a metes and bounds description.

THIS is portion of the property conveyed to the mortgagors by Bankers Trust of South Carolina as Executor of the Estate of Fred H. Hudson, deceased by deed dated and recorded June 7, 1978 in deed volume 1080 at page 682 in the Office of the R.M.C. for Greenville County, S.C.

AS each lot is sold the mortgagor agrees to pay the mortgagee a sum equal to 65% of the sales price for the release of that lot.

THE MORTGAGOR HAS THE RIGHT TO REPAY THE ENTIRE AMOUNT ON THIS MORTGAGE AT ANY TIME WITHOUT PENALTY.

Peoples Bank of North Carolina P.O. Box 610

Madison, North Carolina 27025

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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 rents, 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 manner: 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.

The Mortgagor covenants that is 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 Mortzagor further covenants to warrant and forever defend all and singular the sail premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.