LAW OFFICES OF BRISSEY, LATGANSFAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

GREENVILLE

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LAW OFFICES OF THOMAS C. BRISSEY, P.A.

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

WHEREAS,

COUNTY OF

(J)

Thomas P. Dietrich and Margaret E. Dietrich

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

Donald C. Nowag and Carla S. Nowag

(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 Twelve Thousand Five Hundred and No/100

Dollars (\$ 12,500.00) due and payable

as set out in promissory note of even date

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, 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

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being south of U.S. Highway 135 and north of the property of the Commission of Public Works of Greer in O'Neal Township, consisting of 21.7 acres, more or less, and having according to plat recorded in the RMC Office for Greenville County in Plat Book 4J at Page 135, the following metes and bounds:

BEGINNING at a point near Highway 135 at the northwestern point of said property and running thence S 79-06 E 524.2 feet to a new point in said plat; thence with a new line in said plat S 1-42 E. 850.6 feet to a point in the center of Lake Cunningham Drive; thence S 29-29 E 30 feet to an iron pin on the southeast side of said Drive; thence with the southeast side of said Drive 24-16 W 240.3 feet to an iron pin; thence S 37-44 W 109 feet to an iron pin; thence S 71-46 W 51.5 feet to an iron pin; thence S 84-56 E, approximately 500 feet, more or less to an iron pin, joint corner with property now or formerly of Holloway; thence N 9-30 E, across said drive, to an iron pin on the north side of said Drive; thence S 84-11 E175.4 feet to an iron pin; thence N 5-04 E 267.5 feet to an iron pin; thence N 85-06 W 176.6 feet to an iron pin; thence N 3-45 W 240 feet to an iron pin; thence N 3-11 W 333.7 feet to an iron pin; thence N 28-50 E 198 feet to an iron pin; thence N 42-20 E 252 feet to the point of beginning.

This being the major portion of that property conveyed to Mortgagor by deed of Donald C. Nowag and Carla S. Nowag recorded in the RMC Office for Greenville County in Deed Book 1148 at page 847 on May 27, 1981.

Mortgagee's Address: SR Box 71160

Fairbanks, Alaska 99701

DOCUMENTARY STATE OF SOUTH CARCILLA AND COMMISSION STAMP STAMP STAMP TAX COMMISSION FOR STAMP FO

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

A CONTRACTOR OF THE PARTY OF

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