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MORTGAGE OF REAL ESTATE- Form Prepared by Gaddy & Davenport, Attorneys at Law Opportunity Investment Corp. 6 S.C. 309 E. Stone Ave. Greenville, S.C 29609

MORTGAGE

COUNTY OF GREENVILLE

P. O. BOX 10267 GREENVILLE, S. C. 2

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES B. DEMPSEY Greenville. South Carolina

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto OPPORTUNITY INVESTMENT CORPORATION , hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twelve Thousand and No/100 per centum (20 %) per Dollars (\$ 12,000.00), with interest from date at the rate of Twenty annum until paid, said principal and interest being payable at the office of Opportunity Investment Corp. Greenville, S.C. Greenville, 5.0. 309 E. Stone Ave. XXXIIXXXXX 40A)XI4EXXBQBQBQCXBAXXBQBQQQCXXAAAXXAAXX

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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 assigns, the following-described real estate situated in the County of Greenville , State of South Carolina:

All that piece, parcel, or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the eastern side of Sandy Flat Road, being shown and designated as Lot No. 3, of a survey and plat of the D. L. Chandler lands, made by J. Earle Freeman, Reg. Sur., February 26, 1942, and having the following metes and bounds, courses and distances, to wit:

BEGINNING at a point on the eastern side of said Sandy Flat Road, joint front corner with Lot No. 2 on said plat, and running thence N. 29-15E. 100 feet along the eastern side of said Sandy Flat Road to point, joint front corner with Lot No. 4 on said plat; thence S. 60-45 E. 198 feet along the line of said Lot No. 4, to point; thence S. 32-30 E. 100 feet along line of Chandler property to point, joint rear corner with Lot No. 2; thence N. 60-45 W. along the line of said Lot No. 2 to the point of beginning on said Sandy Flat Road.

This is the same property as conveyed to Charles B. Dempsey by deed of J. O. Jones and A. O. Jones dated September 13, 1966 and recorded in the R.M.C. Office for Greenville County on September 21, 1966 in Deed Book 806 at Page 370.

S2.40

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 equipment now or hereafter attached to or used in connection with the real estate herein described.