MORTGAGE OF REAL ESTATE-Prepared by Wilkins, Attorneys at Law, Greenvalle, S. C. 4014 1359 PLS: 419

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 2 4 19 PH 76

TANKERSLEY

TO ALL WHOM THESE PRESENTS MAT CONCERN:

WHEREAS, ALAN H. PEABODY

(hereinafter referred to as Mortgagor) is well and truly indebted unto WESTMINSTER COMPANY, a North Carolina Corporation;

(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

FORTY EIGHT THOUSAND AND 00/100------ Dollars (\$48,000.00) due and payable in five (5) equal annual installments of \$9,600.00 plus accrued interest, the first installment being due and payable on December 31, 1976 and the remaining due and payable on the 31st day of December of each succeeding year thereafter until the amount is paid in full.

with interest thereon from date at the rate of Nine (9) per centum per annilm, to be paid: annually

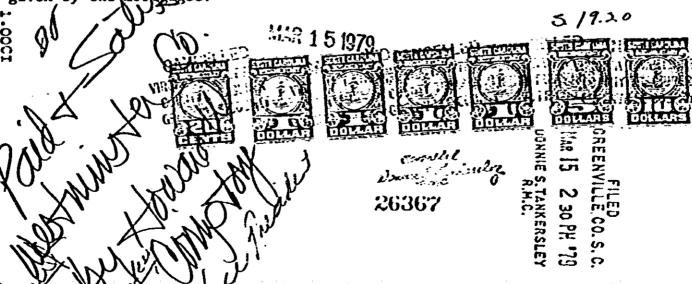
WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any or had urposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, an inn of let to secure the payment thereof, and of any other and further sums for which the Mortgagor may be included to the Mortgagor at A. Time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$1.00) to the Antgagor in hand well and truly paid by the Mortgagor at and 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 Mortgagor, the Mortgagor's heirs, successors and assigns:

"ALL that certain piece, pured or lot of land, with all improvements the son or in the constructed thereon, strate, bing and being in the State of Scoth Carolini, Comer of Greenville, in Grove 10 ting hip, on the southside of Piedmont Golf Course Road and containing to net acreage of 6.67 acres, more or less, as shown on plat entitled "Inoperty of Westminster Co." made by Heaner Engineering Co., dated January 25, 1976 and recorded in the RMC Office for Greenville County in plat back 5-0, page 45, and having caccording to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on the southeast side of Pelzer Road, corner of J. P. Stevens property, and running N. 28-46 W. 36.26 feet to an iron cap in the center of said road; thence with the center of said road N. 16-44 E. 100.6 feet to an iron pin; thence N. 17-59 E. 100.02 feet to an iron pin; thence N. 17-34 E. 550.61 feet to an iron pin in the center of said road; whence turning, N. 62-25 W. 25 feed to an iron pin on the southeast side of Pelzer Road; thence, running with the line of property formerly owned by mortgagee, N. 85-25 W. 404 68 feet to an iron pin; thence S. 16-30 W. 747.06 feet to an iron pin, thence with the line of J. P. Stevens property S. 82-53 W. 425 feet to an iron pin, the point of beginning.

It is understood and acreed that the mortgagee will release from this lien any portion of the above described property of not less than one(1) acre upon payment of \$9,500.00 per acre. The mortgagee reserves the right to demand subrission to it from the mortgagor of a plat of the property which the cortgagor desires to be released prior to approval given by the mortgagee.



(Rogether Wh.) Il addingular rights, refembers, heredatments, and appurtenances to the same belonging in any way incident or apperclassing, and all of the feats, issues, and arisins which may arise or be had therefrom, and including all heating, plumbing, and lighting the property of attached, or fitted thereto in any manner: at being the intention of the parties hereto that all fintures and exhipment, bytychian the usual howehold furniture, he 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 Mortgage 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 primises are free and clear of all kins and encumbrances except as provided herein. The Mortgager further covenants to warrant and fixever defend all and singular the said premises unto the Mortgager forever, from and against the Mortgagor and all persons whomsoever lawfully chiming the same or any part thereof.

4328 RV-2