

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 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 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, being known and designated

as property of Bird C. Eaton on a plat made by Dalton & Neves in March 1964 and not yet recorded, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Marion Road, at the joint front corner of other property of Domar Corporation, Inc. and property belonging now or formerly to Henry M. Lee, and running thence S. 73-59 E. 187.8 feet to an iron pin; thence along line of property now or formerly of J. P. Stevens & Company, Inc., S.38-11 W. 178.4 feet to iron pin on Floyd Street; thence with said Floyd Street, N. 51-32 W. 155 feet to iron pin, corner of the intersection of Floyd Street and Marion Road; thence with the curve of the intersection, the chord of which is N. 5-01 W. 34.4 feet to iron pin on Marion Road; thence with said Marion Road, N. 41-30 E. 82 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Domar Corporation, Inc. recorded in Deed Book 745 at page 229 in the RMC Office for Greenville County.

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.