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STATE OF SOUTH CAROLINA

R.H.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, A. J. PRINCE BUILDERS, INC.

, a corporation organized and

existing under the laws of the State of South Carolina, (hereinafter referred to as Morgagor) is well and truly indebted unto

FIRST PIEDMONT BANK AND TRUST COMPANY

(hereinafter referred, to as Mortgage's as evidenced by the Mortgagor's promissory noteSof even date herewith, in the sum of:

For ty-eight Thousand and No/100-------(\$48,000.00)

Dollars

8 48,000.00 due and payable as provided for under the terms and conditions of said noteS which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of

8 per centum per annum, to be paid as provided for in said noteS and,

WHEREAS, the Morigagor may hereafter become indebted to the said Morigagoe for such further sums as may be advanced to or for the Morigagoe'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 Migrigagoe, and also in consideration of the further sum of Three Dollars (13.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, he receipt whereof is hereby acknowledged, has granted, bargained, sold and release unto the Mortgagoe, its successors and sarigus:

ALL those pieces, parcel or lots of land, together with buildings and improvements now or hereafter constructed thereon, situate, lying and being on the Southwestern side of Havendale Drive in the City of Fountain Inn, Greenville County, South Carolina, being shown and designated as Lots Nos. 98 and 99, on: a Map of a Revision of STONEWOOD, dated January 13, 1970, made by Dalton & Neves, Engineers, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, page 16, reference to which is hereby craved for the metes and bounds thereof.

Also, all those pieces, parcels or lots of land, together with buildings and improvements now or hereafter constructed thereon, situate on the Southern side of Bramlett Road in Greenville County, South Carolina, being shown and designated as Lots Nos. 2 and 3 on a Plat of RUSSELL HEIGHTS, made by Campbell & Clarkson Surveyors, Inc., dated January 12, 1970, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, page 14, reference to which is hereby craved for the metes and bounds thereof.

The Mortgagor herein reserves the right to have released from the lien of this mortgage in due form of law from time to time promptly upon request each of the above described lots upon payment to the mortgagee of the sum of \$12,000.00 for each to be applied toward the principal indebtedness due on the notes which this mortgage secures.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and all the rents, itsues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hareafter stached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such futures 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 it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully sutherized 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 Mortgagor for the mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.