

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS JOHN G. GIBBS, BOYD G. BOYER and ALONZO M. DEBRUSH,

(hereinafter referred to as Mortgagors) have and lawfully obtained from  
Robert H. Longstreet and  
Bullard S. Longstreet

(hereinafter referred to as Mortgagee) a mortgage as evidenced by the Mortgagors' promissory note of even date herewith, the terms of which are in-  
corporated herein by reference to the said note.

One Hundred One Thousand and No/100 ----- Dollars (\$101,000.00) due and payable  
in four equal annual installments of principal in the amount of  
\$25,250.00, subject to pre-payment provisions recited below,

with interest thereon from October 28, 1974 at the rate of seven per centum per annum, to be paid  
annually on unpaid balance.

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, on the northern side of Devenger Road,  
containing 45 acres, more or less, and being described as follows:

BEGINNING at an iron pin on the northern side of Devenger Road and  
running thence, N. 39 1/2 E. 9.20 chains to an iron pin; thence,  
S. 45 E. 10.60 chains to an iron pin; thence, N. 16 E. 12.80 chains  
to an iron pin; thence, N. 62 1/2 E. 2.90 chains to an iron pin;  
thence, N. 28 W. 9.60 chains to an iron pin; thence, N. 14-00 W.  
12.35 chains to an iron pin; thence, N. 74 W. 5.17 chains to an  
iron pin; thence, S. 22 3/4 E. 4.80 chains to an iron pin; thence,  
S. 79 1/2 W. 11.23 chains to an iron pin; thence, S. 23 W. 1.17  
chains to an iron pin; thence, S. 13 E. 9.35 chains to an iron pin;  
thence, S. 5 1/2 E. 4.27 chains to an iron pin; thence, S. 42 E. 2.70  
chains to an iron pin; thence, S. 15 W. 12.0 chains to an iron pin;  
thence, S. 71 1/2 E. 2.24 chains to an iron pin, the point of beginning.

The parties hereto agree that after January 1, 1973, the mortgagors shall  
have the right to pre-pay all or part of the annual installment which becomes  
due on the note secured by this instrument in the calendar year 1973, and  
the mortgagors shall have the further right in each succeeding calendar  
year to pre-pay the annual installment becoming due in that year on the  
note secured by this instrument after January 1 of each such year. The  
mortgagors shall have no right to make a payment to the mortgagee prior  
to January 1, 1973, and they shall have no right to pay more than the sum  
of \$25,250.00 plus interest in any one calendar year.

For value received and without further consideration, the mortgagee agrees to  
release five acres from the lien of this mortgage when called upon to do so by  
the mortgagors without payment. The mortgagee further agrees to release from  
the lien of this mortgage one acre of land per each \$6,000.00 in payment upon  
principal made by the mortgagors. In the event parcels released from the lien  
of this mortgage shall separate the remaining encumbered property from access from  
a public road both the mortgagors and the mortgagee shall have a right of  
egress and ingress from such encumbered property, the said right of egress  
and ingress in favor of the mortgagors to terminate in the event of foreclosure  
and said right of ingress and egress in favor of the mortgagee to terminate upon  
full payment of the debt secured by this mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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 it 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.