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GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE

BOOK 1278 PAGE 787

State of South Carolina

COUNTY OF GREENVILLE

DOONIE S. TANNERSLEY  
R.M.C.

To All Whom These Presents May Concern:

Ratterree-James Insurance Agency, Inc.

SEND GREETING:

WHEREAS, it the said Ratterree-James Insurance Agency, Inc.  
in and by its certain promissory note in writing of even date with these Presents, is well  
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of  
Fourteen Thousand and No/100 - - - (\$ 14,000.00 ) Dollars,  
with interest from the date hereof at the rate of eight per cent ( 8 %) per annum, unpaid interest to  
bear interest at the same rate, to be repaid in installments of One Hundred Thirty Three and 80/100

- - - - - (\$ 133.80 ) Dollars  
due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest  
and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments  
to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any,  
incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder  
shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of  
said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at  
the option of the holder become immediately due and payable, and said note further providing for a reasonable  
attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible  
as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected  
by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That it the said Ratterree-James  
Insurance Agency, Inc. , in consideration of the said debt and sums of money  
aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION,  
Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00)  
Dollars to it the said mortgagor— in hand well and truly paid by the said mortgagee, at and  
before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained,  
sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND  
LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter  
constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township  
just off the Southern side of Johnson Road and being shown on plat of property made  
for Ratterree-James Insurance Agency by Campbell & Clarkson, surveyors, dated March  
12, 1973 and having the following metes and bounds, to wit:

BEGINNING on the Southern side of Johnson Road at corner of Brown, which point  
is 769.1 feet from Gilreath Mill Road and runs thence S. 71-42 E., 15 feet along the  
Southern side of Johnson Road to other property of Ratterree-James Insurance Agency;  
thence S. 26-00 W., 191.9 feet to an iron pin; thence S. 69-34 E., 230.76 feet to an  
iron pin; thence S. 1-50 W., 109.5 feet to Mason line; thence with Mason line N. 87-15  
W., 315.1 feet to Brown line; thence with Brown line N. 26-00 E., 391.6 feet to the  
beginning corner and containing 1.02 acres more or less.

This is a part of the property conveyed to Ratterree-James Insurance Agency  
by Thomas D. Johnson, by deed to be recorded herewith.