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STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY COUNTY OF GREENVILLE R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

PREVUES UNLIMITED, INC.

(hereinafter referred to as Mortgagor) is well and truly indekted unto

BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIVE HUNDRED TWO THOUSAND and no/100-----

-----Dollars (\$ 502,000.00 due and payable

on demand but not later than twenty-four (24) months from date and in accordance with Note of even date herewith,

with interest the water in accordance with the terms of said Note of even date herewith

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 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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, being and being in the State of South Carolina, County of Greenville, being shown and designated as Lots Nos. I through 82, inclusive, as shown on a Plat of DEVENGER PLACE, SECTION I, prepared by Dalton & Neves Co., Engineers, dated October, 1973, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X, Page 79, 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 thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots Nos. 83 through 126, inclusive, on a Plat of DEVENGER PLACE, SECTION II, prepared by Dalton & Neves Co., Engineers, dated October, 1973, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D, Page 8, 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 the within Mortgage any lot upon the payment of the sum of \$6,000.00 to the Mortgagee herein.

For deverivation see deeds recorded in the RMC Office for Greenville County, South Carolina in Deed Book 987, Page 277; Deed Book 985, Page 341; and Deed Book 987, Page 278.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 Eghting 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 bereinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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