

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 3 12 17 PM '78
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Eastlan Drive Associates, a South Carolina General Partnership,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated
herein by reference, in the sum of \$27,500.00

Dollars (\$) due and payable

180 days after the date hereof

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: at maturity

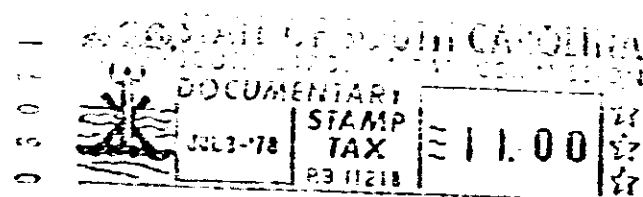
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the
Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 shown and designated as Lots Nos. 13
and 14, Block C, on plat of Carolina Court Subdivision, recorded in the
RMC Office for Greenville County, South Carolina, in Plat Book "F", at
Page 96, and having, according to said plat, the following metes and
bounds, to wit:

BEGINNING at an iron pin on the westerly side of Eastlan Drive (formerly
Monte Vista Avenue) at joint front of Lots Nos. 12 and 13, and running
thence N. 55-21 W. 188.8 feet to an iron pin; thence N. 27-00 E. 128.9
feet to an iron pin; thence S. 55-10 E. 181.9 feet to an iron pin; thence
along the westerly side of Eastlan Drive, S. 23-55 W. 129.36 feet to
the point of BEGINNING.

This being the identical property conveyed to mortgagor by deed of
385 Enterprises, Inc. of even date and to be recorded herewith.



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 lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, executors 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.

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