

HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. 307 PETTIGRU ST., GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Coastal States Life Ins. Co.
260 Peachtree Street, N.W.
Atlanta, Ga.

MORTGAGE OF REAL ESTATE
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H.M.C. WERSLEY

WHEREAS, RICE CORPORATION -----, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto -----

COASTAL STATES LIFE INSURANCE COMPANY -----

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

Forty-one Thousand and No/100 ----- Dollars
(\$41,000) due and payable as provided for under the terms and conditions of said note, 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 ten per centum per annum, to be paid as provided for in said note; and,

due and payable in monthly payments of \$395.66 over a period of 20 years with the first payment due on the 1st day of September, 1979, and to continue on the first day of each succeeding month thereafter until paid in full.

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:

LOT 1

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northern side of East Park Avenue (formerly Carrier Street) in the City of Greenville, County of Greenville, State of South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Park Avenue at the corner of other property of the mortgagor herein and running thence along the northern side of East Park Avenue S. 76 1/2 F., 50 feet to an iron pin on an 18 foot alley known as Cleveland Alley; thence along Cleveland Alley N. 19 E., 140 feet to an iron pin on alley or Wagon Road, 10 feet wide described in deed of M. R. Chipley and D. R. Ross to W. A. Smith (Deed ZZZ at Page 233); thence along said alley or Wagon Road, N. 76 1/2 W., 48 feet, more or less, to lot formerly owned by W. A. Smith; thence S. 19 1/2 W., 149 feet to an iron pin on East Park Avenue, the point of beginning.

LOT 2

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northern side of Park Avenue in the City of Greenville, County of Greenville, State of South Carolina and having, according to plat prepared by Pickell & Peikell Engineers, November 19, 1952 entitled "Property of William W. Jones and Elizabeth N. Jones", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Park Avenue which iron pin is 104.7 feet from the northeastern corner of the intersection of Park Avenue and North Main Street and running thence along the northern side of Park Avenue S. 76-30 E., 56.3 feet to an iron pin; thence N. 19-30 E., 75 feet to an iron pin; thence N. 76-30 W., 56.3 feet; thence S. 19-30 W., 75 feet to an iron pin, the beginning corner.

-----Continued on Attached Schedule -----

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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, 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.

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