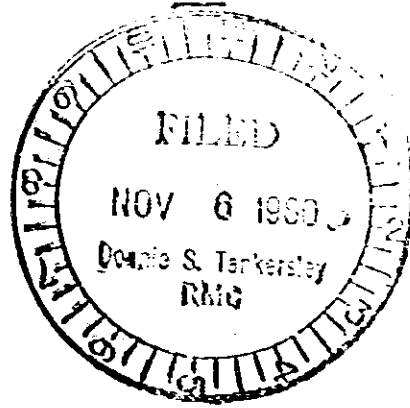


THE STATE OF SOUTH CAROLINA
COUNTY OF ~~OCONEE~~ GREENVILLE



80-1523-713

To All Whom These Presents May Concern: WE, Robert G. Short and
Marlene M. Short

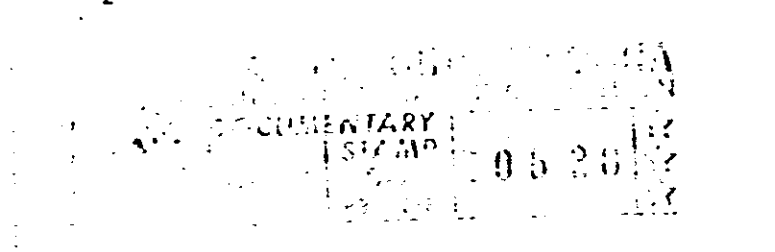
hereinafter referred to as "MORTGAGOR" SEND GREETING:

Whereas, the said Mortgagor in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to Oconee Nursery, Inc.

, hereinafter referred to as the "MORTGAGEE", in the full and just

sum of Thirteen Thousand One Hundred Ninety Seven and no/100 Dollars (\$13,197.00) to be paid

in twelve (12) quarterly principal installments of \$1,099.75 each plus interest; said payments to begin on February 1, 1981, and continuing on the 1st day of May, August, November and February of each year until paid in full



with interest thereon from _____ date _____, at the rate of ten (10%) per centum per annum, to be computed and paid quarterly as afore/ ^{said} until

paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including a reasonable amount of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as part of said debt; and WHEREAS, it is contemplated by and between the Mortgagor and the Mortgagee that additional advances may be hereafter made to the Mortgagor, or his successor in title, which additional advances or loans may be made from time to time at the option of the Mortgagee, which shall be evidenced by note or notes of the Mortgagor or his successor in title, and shall bear such rate of interest and shall mature as may be hereafter agreed upon; provided, however, that nothing herein contained shall require the Mortgagee to make such additional advances or loans. The total amount of existing indebtedness and future advances outstanding at any one time shall not exceed the maximum principal of Thirteen Thousand One Hundred Ninety Seven and no/100----- Dollars (\$ 13,197.00-).

SC 1514

NOW KNOW ALL MEN, that the said Mortgagor, for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said mortgagor, in hand well and truly paid by the said mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee and Mortgagee's heirs and/or successors and assigns forever:

All that piece, parcel or lot of land in the County of Greenville being the major portion of Lot No. 27 and a small portion of adjoining Lot No. 26 on plat of Section C-1, Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Company, July 27, 1962, recorded in the RMC for Greenville County, S. C. in Plat Book YY, page 112, and having according to a recent survey made December 1967 by Carolina Engineering and Surveying Company the following metes and bounds, courses and distances to wit:

Beginning at an iron pin on the Northwest side of Ponderosa Road; which iron pin is 11 feet N 30-51 E from the joint front corner of Lots Nos. 27 and 28; thence with a new line through Lot No. 27, N 53-39 W 181.4 feet to an iron pin in line of Lot No. 31; thence with

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