

State of South Carolina,

COUNTY OF Greenville

To All Whom These Presents May Concern:

WHEREAS, I, Eva S. Stacy
whose address is Easley Bridge Road, City or Town of Greenville
State of South Carolina, hereinafter "Mortgagors," in and by a certain promissory note of even date herewith,
stand firmly held and bound unto Tri-State Builders, Inc.

hereinafter "Mortgagee," in a penal sum equal to Fifty Nine and 52/100 Dollars
(\$ 59.52) per month for One Hundred and Twenty (120) months, the first payment to
be made on the 8th day of March, 1963, and an additional payment to be made on the 6th
day of each succeeding month thereafter (or on the last day of any succeeding month which has no such day) until an
amount equal to the sum of such One Hundred and Twenty (120) monthly payments has been paid
in full, as in and by said promissory note and condition thereof, reference being thereunto had, will more fully appear.

Now, KNOW ALL MEN, that Mortgagors in consideration of the said debt and sum of money aforesaid, and for the
better securing the payment thereof to Mortgagee, according to the condition of the said promissory note, and also in con-
sideration of the further sum of THREE DOLLARS, to Mortgagors in hand well and truly paid by Mortgagee at and before
the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-
leased, and by these presents do grant, bargain, sell and release unto Mortgagee

ALL that piece, parcel or lot of land situate, lying and being
on the Northern side of the Gap Creek and on both sides of a dirt road
leading from the New Gap Creek road and is known and designated as
Lot No. 6, plat of property of J.L. Johnson, which plat is recorded in
the RMC Office for Greenville County in Plat Book BB at Page 28. Said
lot has such metes and bounds as shown thereon.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging,
or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto Mortgagee, its successors and assigns forever. And
Mortgagors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and
singular the said premises unto Mortgagee, its successors and assigns, from and against Mortgagors, their heirs, executors,
administrators and assigns, and all other persons whatsoever lawfully claims or shall claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that

1. Mortgagors shall place and continuously keep, on the buildings now or hereafter situate on said described pro-
perty, fire and extended coverage insurance in an amount of not less than the amount which may from time to time be
specified by Mortgagee in such insurance company as may be approved by Mortgagee; provided, however, that if Mortga-
gee shall at any time be obligated to maintain fire and extended coverage insurance on said buildings, Mortgagors shall be
excused from performance of this obligation to the extent of any such duplicate coverage. All insurance policies of
Mortgagors shall contain the usual standard mortgagee clause making the loss under said policies payable to Mortgagee
as its interest may appear; and every such policy and all renewals thereof shall be promptly delivered to and held by
Mortgagee, together with receipt for the premium thereon. Mortgagee shall have the right to adjust with the insurer any
loss under any such policy, and any such adjustment shall be conclusive on Mortgagors. Mortgagee shall have the right to
receive and collect all proceeds paid on any claim under any such policy, to endorse Mortgagors' names to any check or other
instrument of payment, and to apply such proceeds in payment of any amount due under this mortgage and the note
secured hereby and any expenses incurred by Mortgagee in processing any claim under any such policy. Mortgagee shall pay
to Mortgagors the balance of the proceeds, if any, remaining after making the aforesaid deductions.