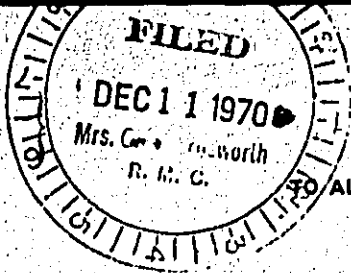


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1175 PAGE 309

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Alexander, Donald L. and Doris

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termplan, Inc. Of Greenville

(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 Two thousand one hundred sixty dollars and no/1000—

Dollars (\$ 2160.00) due and payable.

in Twenty-four (24) installments of Ninety dollars (\$ 90.00) each and every month beginning with first installment due January 10, 1971 and each and every month thereafter until paid in full.

with interest thereon from date at the rate of 17.29 per centum per annum, to be paid:

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, All that certain piece, parcel or lot of land located in Chick Springs Township, Greenville County, South Carolina, with buildings and improvements thereon, and being known and designated as Lot # 41 on plat of Pine Brook Development, made by W. N. Willis, Engineer, March 27, 1951, recorded in the R. M. C. Office for Greenville County in Plat Book Z at page 148, and having the following metes and bounds, according to said plat:

BEGINNING at an iron pin on the northern side of Bridges Avenue, joint corner with Lots Nos. 41 and 43, and running thence along the rear line of lots Nos. 43, and 44, N.16-54 W. 150 Feet to an iron pin at joint rear corner of Lots Nos. 41, and 44; thence along the rear line of Lot No. 41, S.73-06 W. 70 Feet to an iron pin at the joint rear corner of Lots Nos. 41 and 39; thence S. 16-54 E. 150 feet to an iron pin on the northern side of Bridges Avenue; thence along Bridges Avenue, N. 73-06 E. 70 Feet to the point of beginning.

Also, all that certain piece, parcel or lot of land in Chick Springs Township, County and State aforesaid, being shown at the rear of Lot No. 41 as a portion of the Duke Power Company right-of-way, according to plat of Pine Brook Development made by W. N. Willis, Engineer, recorded in Plat Book Z at page 148, and having the following metes and bounds;

BEGINNING at an ironpin at the joint rear corner of Lots. No. 41 and 44, and running thence along the rear line of Lot. No. 41, S.73-06 W. 70 Feet to an ironpin; thence crossing power transmission line right-of way, N. 16-54 W. 100 feet to a point in line of Lot. No. 89; thence along line of Lot. No.89, N. 73-06 E. 70 feet to a point, thence crossing power transmission line right-of -way S. 16-54 E.100 feet to an iron pin; the point of beginning.

The within conveyance is subject to restrictions of record and is also subject to utility easements and rights -of-way of record and on the ground. As a part of the consideration, grantee assumes and agrees to pay the balance due on that ceratian mortgage from Thomas B. Reichenberg to Aiken Loan & Security Company, said mortgage being in the original amount of \$ 17,000.00, recorded June 3, 1968, R. M. C. Office for Greenville County, South Carolina, Mortgage Book 1094 at page 157, Grantor hereby assigns and transfers to grantee escrow account and insurance policy in connection with the above loan,

Together with all and singular rights, members, herditaments, 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.