

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

July 1, 1978

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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, containing .32 acres, more or less, and having according to a plat prepared by Dalton & Neves, dated January, 1966, entitled "Property of Dempsey Construction Co., Inc.", the following metes and bounds:

BEGINNING at an iron pin at the Eastern edge of the right-of-way for Midway Drive and running thence S. 85-03 E. 150 feet to an iron pin; thence N. 0-31 E. 95.5 feet to an iron pin; thence N. 85-03 W. 147 feet to an iron pin; thence S. 1-47 W. 95.45 feet to the point of beginning. This is the identical property conveyed to the mortgagor herein by deed of Harold F. Pollard, dated August 5, 1968, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 849 at page 590.

TOGETHER WITH an easement for ingress to and egress from the premises hereinabove described from Piedmont Highway (S. C. Highway No. 20), said easement being 10 feet in width and adjoining the premises hereinabove described along the Southwesterly boundary thereof being described as follows:

BEGINNING at an iron pin at the Southwestern border of the mortgaged premises and a tract of land containing .79 acres as shown on the aforesaid mentioned plat, and running thence along the Southern boundary of the said .79 acre tract of land N. 85-03 W. 508 feet to an iron pin on the Eastern boundary of Piedmont Highway (S. C. Highway No. 20); thence with the Eastern boundary of Piedmont Highway N. 0-31 E. 10 feet; thence S. 85-03 E. 508 feet, more or less, to a point on the Western boundary of the mortgaged premises, thence along the Western boundary of the mortgaged premises S. 1-47 W. 10 feet to the point of beginning. This is a portion of the property conveyed to the mortgagor herein by deed of Furman W. Brezeale, dated July 19, 1968, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 848 at page 634.

It is understood and agreed that when the within mortgage has been paid in full, the aforesaid 10 foot easement for the purposes of ingress and egress to the mortgaged premises from Piedmont Highway shall be null and void and of no further effect.