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All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, State of South Carolina, on the north side of Hudson Road, designated as lot 25 on a plat of Pilgrims Point Subdivision recorded in the RMC Office for Greenville County in Plat Book WWW, at Page 35, and having the following metes and bounds:

Beginning at a point on Hudson Road, joint front corner of Lots 24 and 25 and running thence along Hudson Road N. 52-32 E. 125 feet to a point; thence N. 16-28 W. 159.1 feet to a point; thence S. 65-03 W. 163.4 feet to a point; thence S. 30-24 E. 185.85 feet to the beginning point.

This is the same as conveyed to the mortgagor herein by deed of Ballentine Brothers Builders, Inc. dated April 30, 1969, recorded May 1, 1969 in the RMC Office for Greenville County in Deed Book 867, at Page 165.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had, therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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 or trade fixtures, be considered a part of the real estate, and all of the foregoing together with the above-described real estate (or the leasehold estate in the event this Mortgage is on a leasehold) are hereinafter sometimes referred to as the "mortgaged property."

TO HAVE AND TO HOLD all and singular the said premises unto the Lender, its successors and assigns forever.

The Borrower covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute; that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever, except as noted herein. The Borrower further covenants to warrant and forever defend all and singular the premises unto the Lender forever, from and against the Borrower and all persons whomsoever lawfully claiming the same or any part thereof.

The Borrower further covenants and agrees as follows:

1. To promptly pay the principal of and interest on the note and the other Obligations secured hereby at the times and in the manner therein provided.

2. To keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Lender against loss by fire and other hazards, in such amounts as may be required by the Lender, and in companies acceptable to it, and that he does hereby assign to the Lender all such policies, and that all such policies and renewals thereof shall be held by the Lender and have attached thereto loss payable clauses in favor of, and in form acceptable to the Lender. At the option of the Lender, the proceeds of loss under any policy whether endorsed payable to the Lender or not, may be applied in payment of the principal, interest or any other sum secured by this instrument whether due or not; or to the restoration or replacement of any building on said premises without in any way affecting the lien of this instrument or the obligation of the Borrower or any other person for payment of any of the Obligations hereby secured.