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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH

BOOK 1215 PAGE 630

Saluda Valley Federal Savings & Loan Association

Williamston, South Carolina

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

} SS:

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. K. Chreitzberg, Jr. and William Hubert McCown, Jr. d/b/a

M & C Enterprises

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF Williamston, S. C. (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 AND NO/100 -----

DOLLARS (\$ 2,000.00), with interest thereon from date at the rate of eight ----
per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

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

November 1, 1991

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, containing 9.34 acres and being described as Tract No. 4 on a plat of Dixie Farms Subdivision recorded in Plat Book L, at page 3, and reference is hereby made to said plat for a more particular description of said lot.

LESS, HOWEVER, any portions of said lot as are included within the boundaries of the right of way of S.C. Highway No. 81, also known as Old Anderson Road.

LESS, ALSO, a lot containing one (1) acre, more or less, located on the southwesterly portion of said lot and being described as follows:

BEGINNING at an iron pin on the northeasterly side of Hollywood Drive, at its intersection with Old Anderson Road; and running thence with the northeastern side of Hollywood Drive, N. 31-48 W. 168.4 feet to an iron pin; thence still with said Drive, N. 36-50 W. 174.2 feet to an iron pin; thence N. 49-35 E. 123 feet to an old iron pin; thence across a creek, S. 47-25 E. 158 feet to an iron pin; thence recrossing said creek, S. 23-17 E. 88 feet to an iron pin; thence recrossing said creek, S. 2-51 E. 112.5 feet to an iron pin; thence along the Old Anderson Road, S. 42-33 W. 84.3 feet to the point of beginning.

There is of record another mortgage from the mortgagors to mortgagee recorded in Mortgage Book 1209 at page 460. It is understood and agreed that these mortgages shall be of equal rank and that a breach or default in the terms of either shall be considered a breach of both.