THE PROPERTY OF SOUTH CARCINGS (REER MINES)

COUNTY OF CREENVEINE (AND SALE) FROM THESE PRESENTE MAY CONCERN:

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in consecutive, monthly installments of Seventy and No/100 (\$70.00) Dollars each, the first installment being payable on June 19, 1972, and the other installments on the same date in each succeeding month until the aforesaid sum, with interest, shall be fully paid, payments to be credited first to interest and balance to principal

with interest thereon from date at the rate of eight 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that lot of land with the buildings and improvements thereon, situate on the South side of Douthit Street in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 3 on plat of Berry Property, made by C. M. Furman, Engineer, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Douthit Street, said pin being 60 feet West from the Southwest corner of the intersection of Douthit Street and Lawton Avenue, and running thence on a line parallel with Lawton Avenue in a Southerly direction 143 feet, more or less, to an iron pin; thence in a Westerly direction parallell with Douthit Street, 57 feet to an iron pin; thence in a Northerly direction parallel with Lawton Avenue, 145 feet, more or less to an iron pin on the South side of Douthit Street; thence along the South side of Douthit Street in an Easterly direction, 57 feet to the beginning corner.

It is agreed that the mortgage which covers the above property and is recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 745, at Page 255, and is being assigned to the Mortgagee herein is hereby modified by increasing the interest therein provided to eight per cent and the monthly payments to Seventy and No/100 (\$70.00) Dollars each and that said mortgage is to be held as additional collateral to this mortgage and that the monthly payments made shall be deemed payments on both mortgages, it being understood and agreed that the total debt on the two mortgages shall be the sum of Six Thousand Five Hundred and No/100 (\$6,500.00) Dollars, payable as herein provided.

Together with all and singular rights, members, herditements, and appurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully saized 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.