

PARHAM CONSTRUCTION CO., INC.

SEND(S) GREETING

WHERAS the Mortgagee, well and truly, and FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S.C. (hereinafter referred to as Mortgagee) in the sum of Eighteen Thousand and 00/100 DOLLARS

(\$18,000.00) as evidenced by the Mortgagee's note of even date, bearing interest as stated in said note and payable as therein stated or as modified by mutual agreement in writing, the final maturity of which is 15 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference, and

WHERAS the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagee's account, including advances made by the Mortgagee for other or no security

NOW KNOW ALL MEN That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee 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 Mortgagee 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, containing 4.08 acres, more or less, situate, lying and being between the right of way between P. & N. Railway Company and Southern Railway Company, Chick Springs Township, and having, according to plat made by R. E. Dalton, as revised in 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Beverly Road, at the intersection of Beverly Road and National Highway (also known as Rutherford Road) and running thence N. 30-10 W. 178.7 feet to iron pin on southern edge of right of way of P. & N. Railway; thence with southern edge of said right of way S. 47 W. 1524 feet to pin in edge of small branch; thence with branch S. 48-10 E. 89 feet to pin on the northern edge of right of way of Southern Railway; thence with said right of way 1295 feet to iron pin; thence N. 47-40 E. 189 feet to the beginning corner.

ALSO: ALL that parcel or strip of land in the County and State aforesaid, lying between the northwestern boundary of the lot above described and the center line of Piedmont & Northern Railway track;

ALSO: ALL that tract of land in the County and State aforesaid, lying between the southeastern boundary first above described and the center of Southern Railway track;

ALSO: ALL that tract of land in the County and State aforesaid, lying between the southeastern boundary of the lot described as No. 2 and the center line of the National Highway.

The above described property is the same conveyed to the Mortgagee by deed of Grover C. Parham dated October 19, 1972, to be recorded herewith. 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, be considered a part of the real estate.