

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frank B. Halter and Walter S. Griffin

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. J. Roach

(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 Forty-Six Thousand One Hundred Twenty-Five

and No/100ths ----- Dollars (\$ 46,125.00) due and payable in three equal annual installments of Fifteen Thousand Three Hundred Seventy-Five and No/100ths (\$15,375.00) Dollars beginning one year from date and continuing on each successive year thereafter until paid in full

with interest thereon from date at the rate of six per centum per annum, to be paid: same time as the aforesaid principal

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 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 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, in Butler Township, on the west side of a County Road containing 20.40 acres, more or less, and having the following metes and bounds, courses and distances according to a plat of property of R. J. Roach dated September 25, 1972 by Tri-State Registered Surveyors recorded in the Office of the RMC for Greenville County in Plat Book _____ at Page _____, to-wit:

BEGINNING at a nail in the center of said County Road, joint corner of other property of the grantees (formerly owned by Antho F. Phillips) and running thence along the line of said other property of grantees S. 76-52 W. 989.9 feet to an iron pin; thence continuing along other property of grantees (formerly owned by Antho F. Phillips) S. 31-31 W. 769 feet to an iron pin, corner of other property of grantor; thence along the line of other property of grantor S. 84-37 E. 1292.7 feet to a nail in the center of said County Road; thence down the center of said County Road N. 4-36 E. 1004.3 feet to the beginning corner together with all the right, title and interest of the grantor in and to said County Road on which the above described property borders.

The mortgagee agrees that he will release the lien provided by this mortgage in the event the Mortgagors will deposit in an irrevocable escrow account an amount of money sufficient to cover and satisfy the remaining unpaid balance on the above referenced note.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described by 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.