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Mann, Poster, Richardson & Platter, Attorneys at Law, Greenville, B.C.

STATE OF SOUTH CANOLINA COUNTY OF GREENVILLE

MONTGAGE OF REAL ESTATE

TO ALL WIOM THESE PRESENTS MAY CONCERN.

WHEREAS, We, Brooks R. Prince and H. T. Sears, Jr.

thereinalter referred to as Morigagor) is well and truly indebted unto Carolyn B. Griggs

thereinalter referred to as Mortgages) 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 _____One Hundred Thirty Eight Thousand Seven Hundred Fifty and No/100 ____Dollars (6 138,760.00) due and payable as provided therein, WITH a final maturity of five (6) years from date,

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WHEREAS, the Morigagor may hereafter become indebted to the said Morigages for such further sums as may be advanced to or for the bioringgor'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 Muttgages at any time for advances made to or for his account by the Morigages, and also in consideration of the further sum of Three Dollars (\$3,00) to the Morigagos in hand well and truly paid by the Morigages at and before the scaling and delivery of these presents, the recent whereof is hereby ackinwhelled the granted, bargained, sold and released, and by these presents does grant, bargain, sell and released and by these presents does grant, bargain, sell and release unto the Mortgage, its successors and assigns. All that piece, parcel or tract of and, situate, lying and being in Grove Township, Greenville County, State of South Carolina, on the southwestern side of Sc. Highway 106 (also known as Piedmont Golf Course Road), and on the eastern side of Grove Creek and on the northern side of Emily Lane (also known as Moonville Road), and containing 141.13 acres, more or less, as shown on plat of Property of C. D. Griggs prepared by Webb Surveying & Mapping Company dated May, 1957, and having the following mates and bounds, to-wit: Beginning at a point in the center of S. C. Highway 106 at a point where Grove Creek intersects with said Highway, and running thence along the center of said Highway S. 57 E. 95 feet to a point in the center of said road; thence S. 29 E. 116.8 feet, more or less, to an iron pin on the southwestern side of S. C. Highway 106; thance along the southwestern side of said Highway S. 60-20 E. 1.513.4 feet to an iron pin; thence continuing along said Highway S. 61-15 E. 36.9 feet to an fron pin; thence leaving said road and running S. 17-30 W. 169.5 feet to an fron pin; thence S. 41-45 E. 835 feet to an fron pin; thence S. 41-45 E. 1,435 feet to an fron pin in a County road known as Grove Road, thence along said road S. 23-35 W. 102 feet to a point in the intersection of said Grove Road and Duily Lane; thence along the center of Emily Lane (also known as Moonville Road) S. 62-20 W. 561.2 feet to a point; thence continuing along the center of said Emily Lane S. 62+20 W. 864.5 feet to a point; thence continuing along the center of said Emily Lane S. 73-30 W. 304.3 feet to a point; thence continuing along the center of said Emily Lane S. 66-13 We 184 feet to a point; thence leaving said Emily Lane and running N. 50 W. 821 feet to an iron pin; thence N. 67 W. 917 feet to a point in Grove Creek; thence along Grove Creek as the line in a northerly direction 2.850 feet, more or less, to the point of beginning. LESS, HOWEVER, a tract containing 4.8 acres conveyed by Carolina B. Griggs to C. D. Griggs, Jr. by deed recorded in Deed Book 1938, at Page 243, said 4.8 acres being located at the corner of the intersection of said Grove Road and Emily Lane (also known as Moonville Road), The above is the same property conveyed to the Mortgagors by the Mortgagee by deed of even date and recorded herewith. This is a purchase money mortgage. The Mortgagors are granted release privileges by the Mortgages as per separate agreement incorporated herein by reference.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or apportaining, and of all the rents, issues, and profits which may arise or he 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 Mostgageo, its heirs, movessors and assigns, forever

The Mortgagor covenants that it is lawfully selved of the premises hereinshove described in fee simple absolute, that it has good right and is lawfully authorized to sell, copyey of encumber the same, and that the premises are tree and clear of all lieus and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and angular the said premises unto the biorgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

⁽¹⁾ That this mortgage shall secure the Mortgagee for such further aums as may be advanced howafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coveriants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All suntiago advanced shall bear inserest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

⁽²⁾ That it will keep the improvements now existing or hereafter enerted up the mortgaged property insured as may be required from time to time by the Mortgage against loss by fire and any other hazards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and have attached thereto foss payable clauses in layer of, and in form acceptable to the Mortgages, and have attached thereto foss payable clauses in layer of, and in form acceptable to the Mortgages and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgages the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage debt, whether due or not