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GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE - Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BOOK 1277 PAGE 707

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WITNESSETH
I, S. TACKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I. P. Bradley Morrah, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST COMPANY

(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

SIX THOUSAND and no/100 + + + + + Dollars (\$ 6, 000 .00) due and payable Six months from date hereof,

with interest thereon from date at the rate of EIGHT per centum per annum, to be paid in advance

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 of the Mortgagor's right, title and interest (the same consisting of an un-divided one-fourth interest) in and to the following:

"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 Four acres, more or less, on the South side of U.S. Highway I-85 and West of the Old Piedmont Highway, and having according to a survey and plat entitled "Survey for F.T. Rice," prepared by Carolina Engineering and Surveying Co., March 19, 1968 (as revised July 8, 1968), the following metes and bounds- to-wit:

BEGINNING at an iron pin the center of a Duke Power Company right-of-way and on the Southern right-of-way line marking the South boundary of U.S. Highway I-85; and running thence with the right-of-way line of said Highway, N. 84-09 E. 230 feet to an iron pin; thence still with said right-of-way line, N. 85-47 E. 230 feet to an iron pin; thence S. 6-40 E. 369 feet to a point in the center of a road; thence with the center of said road, S. 79-00 W. 290 feet to a point; thence still with center of said road, N. 87-20 W. 153.2 feet to a point; thence N.9-37 W. 380 feet to point of beginning.

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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.