

WHEREAS, PROPERTIES UNLIMITED, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT MORTGAGE CO., INC.

(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

TWO HUNDRED TWENTY-FIVE THOUSAND and NO/100 Dollars \$225,000.00 due and payable

as per the terms of the note executed of even date herewith

with interest thereon from date ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ at the rate of and as per the terms of said note.

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

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of White Horse Road at its intersection with Lilly Street and being the greater portion of that property purchased by the mortgagor from Clem Moore by deed dated January 3, 1973, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Lilly Street and White Horse Road and running thence with the edge of Lilly Street N. 69-29 E. 175 feet to an iron pin; thence S. 39-50 E. 177.2 feet to an iron pin; thence S. 28-26 E. 230.4 feet to a point; thence S. 61-34 W. 24.65 feet to an iron pin; thence N. 31-21 W. 160 feet to an iron pin; thence N. 34-36 W. 100 feet to an iron pin; thence S. 61-34 W. 160 feet to an iron pin on White Horse Road; thence with the edge of White Horse Road N. 36-38 W. 68.8 feet to an iron pin; thence continuing N. 38-28 W. 75.6 feet to an iron pin; thence N. 5-42 E. 32.2 feet to an iron pin, the point of beginning.

ALSO, all those certain pieces, parcel or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 25 and 26 on a plat of PROPERTY OF JAMES M. EDWARDS recorded in the R.M.C. Office for Greenville County in Plats Book EE, at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

As to Lot No. 26: BEGINNING at an iron pin on the southeastern side of Wade Hampton Boulevard (U. S. Highway 29), joint corner of Lots 25 and 26, and running thence with the southeastern side of said Boulevard N. 43-0 E. 90 feet to an iron pin at the intersection of Wade Hampton Boulevard and Cherokee Drive; thence with the southwestern side of Cherokee Drive S. 48-42 E. 225.1 feet to an iron pin; thence S. 43-0 W. 96.7 feet to an iron pin, the joint rear corner of Lots 25 and 26; thence with the common line of said Lots N. 47-0 W. 225 feet to an iron pin on the southwestern side of Wade Hampton Boulevard, the point of beginning.

(Continued on attached Addendum)

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.

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