

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WACCAMAW, LTD., A PARTNERSHIP

herein (hereinafter referred to as Mortgagor) is well and truly indebted unto **THE FIRST NATIONAL BANK OF SOUTH CAROLINA**

for a sum referred to as Mortgagee, as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in
accordance with reference in the sum of **Twelve Thousand and No/100**

Dollars (\$ 12,000.00) due and payable

in accordance with terms of note of even date.

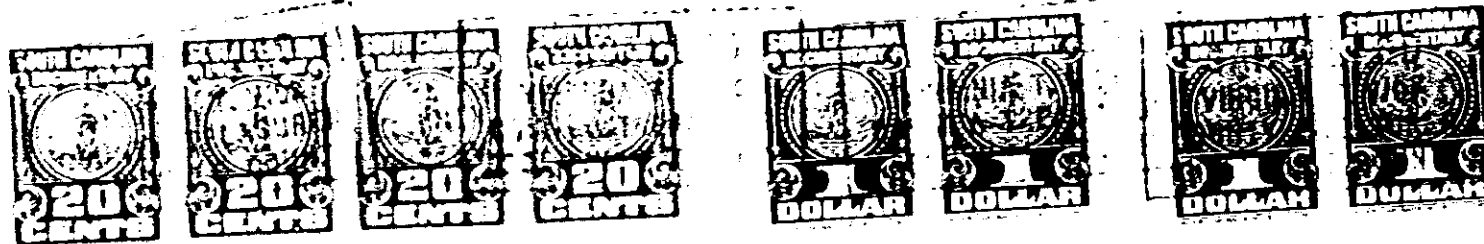
with interest thereon from **date** at the rate of **9%** per centum per annum, to be paid **monthly**

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
to pay and further sums on 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, Greenville Township, on the western**
side of Waccamaw Avenue, being shown as Lot No. 53 on a plat of Augusta
Circle made by R. E. Dalton, November, 1921, recorded in Plat Book F,
at Page 23 in the R.M.C. Office for Greenville County and being further
described as follows:

BEGINNING at an iron pin on Waccamaw Avenue 136 feet from the northwestern
corner of said Waccamaw Avenue and East Augusta Drive, corner of Lot 54
and running thence with line of said Lot N. 71-35 W., 166.36 feet to
corner of Lot 59; thence with line of said Lot S. 21-35 W., 50 feet to
corner of Lot 52; thence with line of said Lot S. 71-35 E., 166.36 feet
to an iron pin on Waccamaw Avenue; thence N. 21-35 E., 50 feet to the
beginning corner.



That they with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting
fixtures, and all other fixtures, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures
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 authority and power 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee
free from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.