STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS,

WILLIAM J. MOORE and LOUISE O. MOORE

(hercinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA

(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 SIXTY-EIGHT THOUSAND AND NO/100------

in full on October 11, 1975, together with interest on said principal, or on so much of said principal as may from time to time be advanced and outstanding hereunder, at the rate of eight (8%) per cent per annum, computed from date and payable on October 11, 1975.

WINDER MATERIAL NEWSFORD MEXICON

MINISTERNOOM MENOSTA

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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 is made to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, the Mortgagor's heirs, 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, being known and designated as Lot 84 of Wellington Green, Section II, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 117, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Abingdon Way at the joint front corner of Lots 84 and 85 and running thence along the line of Lot 85, S 32-15 W 170.3 feet to an iron pin; thence N 57-45 W 100 feet to an iron pin at the joint rear corner of Lots 83 and 84; thence along the line of Lot 83, N 32-15 E 170.3 feet to an iron pin on Abingdon Way; thence along Abingdon Way, S 57-45 E 100 feet to the beginning corner.

The above described property is subject to the lien of a mortgage given by Jack E. Shaw Builders, Inc. to First Federal Savings & Loan Association of Greenville in the principal amount of Twenty-One Thousand Five Hundred and No/100 (\$21,500.00) Dollars, dated April 14, 1967, recorded in Mortgage Book 1055, Page 95, Greenville County R.M.C. Office. The lien of said First Federal Savings & Loan Association of Greenville's mortgage is prior to the lien of the within mortgage.

ALL those certain pieces, parcels or lots of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Waterloo Circle, known and designated as Lots 8 and 9 on plat of Boiling Springs Estates prepared by C. O. Riddle, dated July, 1961, recorded in Plat Book YY at Pages 14 & 15, Greenville County R.M.C. Office, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the southeastern side of Waterloo Circle at the joint front corner of Lots 9 and 10 and running thence with the line of said lots S 76-38 E 255.3 feet, more or less, to a point in Brushy Creek; thence with Brushy Creek as the line, the traverse line being S 7-51 W 148.7 feet to a point; thence leaving Brushy Creek and running S 39-00 W 144.2 feet to a point; thence continuing S 39-00 W 406.6 feet to a point at the joint rear corner of Lots 7 and 8; thence with the joint line of said lots N 20-12 W 355.6 feet to a point on Waterloo Circle; thence with Waterloo Circle N 69-48 E 117 feet to a point; thence continuing with said circle N 55-44 E 73.3 feet to a point; thence continuing with said circle N 27-35 E 73.3 feet to a point; thence continuing with said circle N 13-32 E 159.4 feet to the point of beginning.

And it is agreed between the parties hereto that in the event the property embraced by this mortgage is sold or otherwise conveyed by the Mortgagor prior to the time that the lien created hereby is fully satisfied, or if the title to such property shall become vested in any other person or entity in any manner whatsoever other than because of the death of the Mortgagor, then and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

It is further agreed that if William J. Moore shall cease to be an employee of Bankers Trust of South Carolina, or a subsidiary, for any reason other than death, then, and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the local holder bereef

shall at once become due and payable, at the option of the legal holder hereof.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 fixtures and equipment, other than the usual household furniture. To 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 is 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 hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and I agree defend all and singular the sail premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever I wholly ellipsing the same or any put thereof.

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