COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 11410 415111

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

PERRY R. RAXTER AND HELEN Y. RAXTER

thereinafter referred to as Mortgagor) is well and truly indebted unto

OLLIE N. MORGAN

(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 FIVE THOUSAND, NINE HUNDRED FORTY and no/100...... (\$5,940.00 in nine (9) equal semi-annual installments of Six Hundred Sixty and no/100 (\$660.00) Dollars. Each payable on September and March 15 th of each year commencing on September 15, 1978.

per centum per annum, to be paid: semi-annually with payments of with interest thereon from date at the rate of 8 % principal.

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 scaling 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 piece, parcel or tract of land located in Saluda Township, County of Greenville, State of South Carolina, shown and designated as Tract No. 1 on unrecorded plat of said property entitled "J. C. & Ollie Morgan," dated July 4, 1977, by Martin Smith and Associates, PLS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Old Highway No. 25 and the eastern side of and Old Road and running thence N. 55-45'34" E. 683.23 feet to an iron pin; thence S. 39-32'34" E. 504.54 to En iron pin; thence S. 38-48'63" W. 218.77 feet to a point; thence S. 75-34'49" W. 238.61 feet to a point; thence S. 51-34'43" W. 237.57 feet to an iron pin; thence N. 40-57'33" W. 505.88 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, rights of way, if any, affecting the above described property.

This is the same property conveyed to Mortgagors herein by Deed of Ollie N. Morgan dated August 16, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1084 at Page 820 on August 7, 1978.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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 such fixtures and equipment, other than the

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 bergin. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages 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:

ulpsi household furniture, be considered a part of the real estate.

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants 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 sums so advanced shall bear interest 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 bereafter erected on the mortgaged property insured as may be required from time tortime by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and the mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all fermiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does all fermiums therefor when due; and that it does hereby assign to the Mortgagee the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.