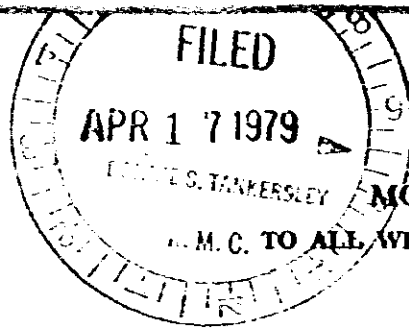


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



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MORTGAGE OF REAL ESTATE

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Eleanor Mackey Ethridge

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina National Bank

(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

Twenty-Five Thousand and no/100 Dollars (\$ 25,000.00) due and payable

according to terms, conditions and interest provided in promissory note of even date

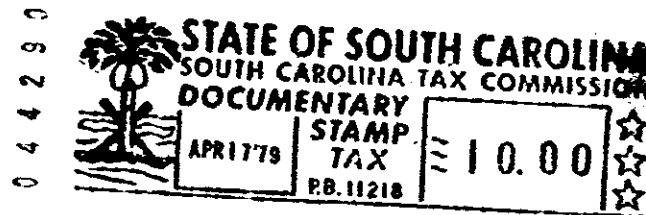
with interest thereon from April 10, 1979 at the rate of twelve per centum per annum, to be paid:

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 Greenville, near the City of Greenville, being shown and designated as Lot 16 on the plat of Pickwick Heights recorded in Plat Book X, Page 141, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southern side of Waters Avenue at the joint front corner of Lots 16 and 17, and running thence with the line of Lot 17 South 24-53 East 131.5 feet to pin; thence with the rear line of Lot 36 North 65-07 East 70 feet to pin on Bullock Street; thence with the Western side of Bullock Street North 24-53 West 106 feet to pin; thence with the curve of the intersection of Bullock Street and Waters Avenue, the chord of which is North 69-53 West 35.4 feet to pin on Waters Avenue; thence with the Southern side of Waters Avenue South 65-07 West 45 feet to the point of BEGINNING; this being the identical property conveyed to the mortgagor by deed recorded in Deed Book 648, at Page 314, in the office of the R.M.C. for Greenville County, South Carolina, the same being conveyed to Eleanor Mackey Ethridge by James T. Ethridge, which deed was recorded on April 16, 1960."

Carolina National Bank
P. O. Drawer 32
Easley, S.C. 29640



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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, 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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