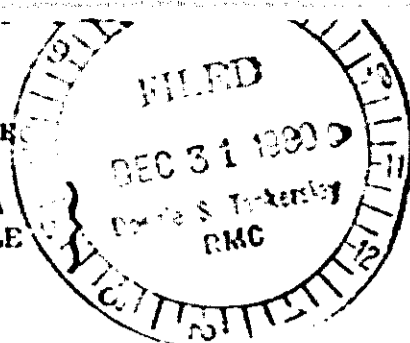


MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



1528 022

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

WHEREAS, James R. Riddle and Susie P. Riddle

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert Paul Powell

(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 Nineteen Thousand Four Hundred Sixty-one and 15/100

Dollars (\$ 19,461.15) due and payable

in consecutive monthly installments of Two Hundred Fourteen and 30/100 (\$214.30) Dollars each commencing January 15, 1981, and due on or before the fifteenth (15th) day of each and every month thereafter until paid in full, with interest thereon from this date at the rate of 12.0% 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 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, the Mortgagee'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 shown and designated as Lots No. 86, 87, 89, 90, and 91 situate just below the Town of Piedmont in a subdivision known as Monticello Estates as shown on a plat thereof by Woodward Engineering Company dated March, 1956, and recorded in the RMC Office for Greenville County in Plat Book EE at Page 169 and having according to a more recent survey made by C. C. Jones, Engineer, in the name of Robert Paul Powell, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Monticello Road at the joint corner of Lots 88 and 89 and running thence N. 19-00 E. 160 feet; thence with the curve, the chord of which is N. 64-20 E. 28.6 feet to North Monticello Road; thence S. 70-20 E. 389.4 feet; thence S. 57-27 E. 59.8 feet to a curve; thence with the curve, the chord of which is S. 0-25 E. 43.2 feet to an iron pin on Jefferson Road; thence along said Road, S. 73-45 W. 348.3 feet; thence N. 71-00 W. 40.3 feet to an iron pin; thence N. 19-00 E. 77.7 feet to an iron pin; thence N. 70-20 W. 160 feet to Monticello Road, the beginning corner.

This being the same property conveyed to mortgagors herein by mortgagee herein by deed dated December 19th, 1980, recorded in Book _____ at Page _____ on December _____, 1980.

Mortgagors may prepay without penalty.

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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