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THIS MORTGAGE, made this 11thday of March 1981, by and between the Henderson Company

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee"),

WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of Fifteen Thousand Two Hundred Fifteen and no/100thsDollars (\$ 15,215.00 ), (the "Mortgage Debt"), for which amount the

Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order,

the final installment thereof being due on March . 15, 1991 .

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of the said note, and also in consideration of the further sum ONE DOLLAR, to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presence do grant, bargain, sell and release unto the said mortgagee:

ALL of that certain piece, parcel or tract of land in the State of South Carolina, Greenville County, Greenville Township, in the Sans Souci area, ≥ lying on the southern side of Rogers Avenue and being shown and designated as Lot No. 3 on a revised plat of the Property of B. E. Geer, recorded in the RMC Office for Greenville County in Plat Book G, Page 243 and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Rogers Avenue at the joint front corner of Lots 2 and 3 as shown on the aforementioned plat and running thence with the common line of Lots 2 and 3, S. 5-50 E. 150 feet to an iron pin on the rear line of Lot 8; thence S. 83-55 W. 50 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the common line of Lots 3 and 4 N. 5-50 W. 150 feet to an iron pin on the southern side of Rogers Avenue; thence with the southern side of Rogers Avenue N. 83-55 E. 50 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Elizabeth F. Stevens recorded March 27, 1980 in Deed Book 1122 at Page 859 in the RMC Office for Greenville County. Deed of Henderson-Martin Properties, Ltd. recorded March 12, 1981, in Deed Book 1144 at Page 205 in the RMC Office for Greenville County.

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining. The land and improvements are hereinafter referred to as the "property".

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TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns forever, and the mortgagor hereby binds himself, his successors, heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against himself, his successors, heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, that the Mortgagor shall well and truly pay or cause to be paid the Mortgage Debt hereby secured when and as the same shall become due and payable according to the tenor of the said Note and shall perform all the covenants herein on the Mortgagor's part to be performed, then this Mortgage shall be void.

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