LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA LAW OFFICES OF AMOUNT FINANCED - \$24,141.82 ac 1535 aa**55**8 MORTGAGE OF REAL ESTATE

GREEF TO BE SECTION ALL WHOM THESE PRESENTS MAY CONCERN: STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE r月is - 2 38 PH '81

James D. Parker and Catherine Parker, same as Catherine M. Parker

thereinafter referred to as Mortgagor) is well and truly indebted unto Termplan Inc. 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 Fifty two thousand two hundred seventy two and 43/100---------Dollars (\$ 52,272.43) due and payable

according to the terms thereof, said note being incorporated herein by reference

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 Mortgagore at any time for advances made to or for his account by the Mortgagore, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagore 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 Mortgagore, 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, in Austin Township, located East of the road that leads off of the Woodruff Road to Batesville, and being a part of the same land conveyed to E. G. and Catherine Parker by deed of Mrs. Etta Phillips, and having the following courses and distances, to-wit:

BEGINNING on an iron pin, said iron pin being N. 12-15 E. 536 feet, more or less, from the southeast corner of the Jack Parker lot, and runs thence N. 80-45 E. 210 feet to an iron pin; thence N. 9-15 W. 210 feet to an iron pin; thence S. 80-45 W. 210 feet to an iron pin; thence S. 9-15 E. 210 feet to an iron pin, said lot containing one (1) acre, more or less.

This is the same property conveyed to James D. Parker and Catherine Parker by deed of Stylecraft, Inc., a Georgia corporation, recorded in the RMC Office for Greenville County in Deed Book 852 at page 288 on September 13, 1968.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina as shown on a plat of Property of James D. Parker and Catherine M. Parker recorded in the RMC Office for Greenville County in Plat Book 7-T at page 65 prepared by Freeland and Associates dated December 26, 1979 located on the eastern side of Parker Statton Road containing one acre and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Parker Statton Road at the northwestern corner of said property and property designated Parker and running thence N. 62-02 E. 513.5 feet to an iron pin; thence running S. 9-15 E. 62.9 feet to an iron pin; thence running N. 80-42 E. 209.2 feet to an iron pin; thence running S. 68-20 W. 706.6 feet to an iron pin in the center of Parker Statton Road; thence along the center line of Parker Statton Road N. 15-38 W. 50.2 feet to the point of beginning.

This is the same property conveyed to James D. Parker and Catherine M. Parker by Odeed of Catherine P. Parker a/k/a Mary Catherine Phillips Parker recorded in the RMC Office for Greenville County in Deed Book 1119 at page 163 on January 17, 1980.

Mortgagee's address: PO Box 1863, Greenville, SC 29602

MR19 E,

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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 is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right rand is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except that provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

AND COMPANY

NOT THE RESERVE