

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,

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, in the City of Greenville, County of Greenville, being on the southwesterly side of Wellington Avenue, and having, according to plat prepared by Carolina Engineering and Surveying Co., entitled "Survey for J. R. McQueen and Robert L. Smith", dated December 2, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Wellington Avenue, which pin is located 230 feet in a northwesterly direction from the westerly corner of the intersection of U.S. Highway No. 29 (Wade Hampton Boulevard) and Wellington Avenue, and running thence S 52-43 W 183.8 to an iron pin; thence N 37-22 W 172.1 feet to an iron pin; thence N 62-02 E 89 feet to an iron pin; thence N 52-44 E 97 feet to an iron pin on the southwesterly side of Wellington Avenue; thence along said Avenue S 37-01 E 157.5 feet to an iron pin, the point of beginning.

Conveyed unto Mortgagor by deed of Juanita S. Groff
8-2-78 Deed Book 1004 at Page 492.

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