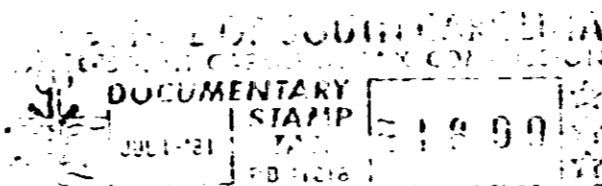


STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )



1545 PAGE 958

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 24th day of June, 1981, by David B. Ward

hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Forty-Five Thousand and No/100----- (\$ 45,000.00 ) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of Seven Hundred Sixty-Seven and 97/100----- (\$ 767.97 ) Dollars each, the first instalment being due August 15, 1981, and the remaining instalments are due on the 15th day of each month thereafter.

NOW KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars 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 of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that piece, parcel or tract of land, together with all buildings and improvements thereon, situate, lying and being in Batesville Community, Greenville County, South Carolina, containing 8.9 acres (inclusive of the right of way for South Carolina Highway 14) located on the southern side of South Carolina Highway 14, being shown on a plat entitled "Survey for David B. Ward", prepared by Carolina Surveying Co., dated November 18, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Highway 14 at a point 986.7 feet, more or less, in an easterly direction from the intersection of Kirby Road and Highway 14; thence along the center of said road the following courses and distances: N. 34-12 E. 111.5 feet; N. 37-28 E. 125.5 feet; N. 48-08 E. 97.6 feet; N. 62-03 E. 87.8 feet; N. 72-20 E. 100.5 feet; N. 76-24 E. 100.8 feet; and, N. 78-52 E. 267.4 feet to a nail and cap in the center of said road on the joint line of property now or formerly of Harold L. Fuller; thence turning and along said Fuller line, S. 16-15 E. 36.8 feet to an old iron pin, corner of property now or formerly of Dempsey; thence along said Dempsey line, S. 55-40 W. 368.7 feet to an old iron pin; thence turning, S. 35-51 E. 289.1 feet to an old iron pin; thence turning, N. 47-56 E., through the center of the spring, 281.5 feet to an old iron pin on the Fuller line; thence along said line, S. 16-15 E. 270 feet to a new iron pin; thence on a new line through the property now or formerly of Ethel S. Jones, Walton Green and Maurice J. Green, S. 57-44 W. 580.9 feet to a new iron pin, and N. 42-24 W. 614.6 feet to a nail and cap in the center of said Highway 14, the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Ethel S. Jones, Walton Green, and Maurice J. Green, dated November 23, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1068, at Page 910.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, near Batesville, being known and designated as the Staggs Place, and containing 2 acres, more or less, as shown on a plat of the land of Mary S. Smith, according to a survey prepared by G. A. Ellis and recorded in the RMC (See reverse side hereof)

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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