

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, Tom Yarbrough and Diane Yarbrough

(hereinafter referred to as Mortgagor) is well and truly indebted unto Esti D. Holt

(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 Thirty Four Thousand Nine Hundred and No/100ths--

-----Dollars (\$ 34,900.00 ) due and payable  
with interest in accordance with the terms of the said promissory note,  
the maturity date of which, unless sooner paid is, July 1, 2004:

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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

ALL that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Piedmont Manufacturing Company's Village in or near the Town of Piedmont, and being more particularly described as Lot No. 33, Section 3, shown on Plat entitled "Property of Piedmont Manufacturing Co., Greenville County", made by Dalton and Neves, dated February, 1950, Sections 3 and 4, of said Plat, and recorded in the RMC Office of Greenville County in Plat Book Y at pages 2-5 inclusive, and pages 6-9 inclusive, respectively. According to said Plat, the within described lot is also known as 4 Orr Hill Street (Avenue) and fronts thereon 105 feet.

The above described property is the same property conveyed to the Mortgagors by deed of Esti D. Holt to be recorded herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUL 13 2004  
STAMP  
TAX  
10.47

420

31801

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 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.