

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, We, Thomas Anthony Culpepper and Andrea Renee Culpepper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pearlina C. Collier for and during her natural lifetime and Dan Lee Collier and Leah P. Collier

(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

Eighty Thousand and no/100-----Dollars (\$ 80,000.00) due and payable
(See attached Addendum)

with interest thereon from _____ date _____ at the rate of 9% per centum per annum, to be paid: See attached Addendum

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, its 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 _____

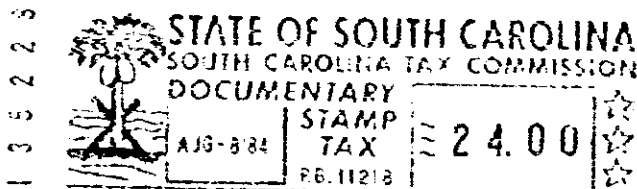
ALL That piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown on a plat compiled for Thomas Anthony Culpepper and Andrea Renee Culpepper, prepared by Freeland & Associates, RLS, on May 31, 1984, to be recorded herewith, and according to said plat as having the following metes and bounds, to-wit:

BEGINNING at a point in the intersection of Bridge Road and Chick Springs Road and running down the bank of Chick Springs Road, N. 57-16 E. 60.9 feet, S. 75-59 E. 171.1 feet, S. 84-46 E. 28.82 feet to a point; thence S. 10-43 E. 220.58 feet to a point; thence S. 81-12 W. 184.2 feet to a point on Bridge Road; thence down the bank of Bridge Road, N. 23-16 W. 280.3 feet to the beginning corner, and containing according to said plat 1.29 acres.

This conveyance is the identical property conveyed to Thomas Anthony Culpepper and Andrea Renee Culpepper by deed of Dan Lee Collier and Leah P. Collier on August 3, 1984 and recorded August 9, 1984 in Deed Book 1218 at page 981 in the R.M.C. Office for Greenville County.

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No title examination

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 it 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.

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