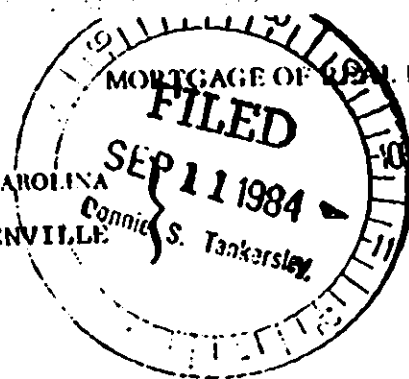


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE VOL 1681 PAGE 44

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALVIN T. DALLAS and SHIRLEY S. DALLAS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALBERT A. GRANGER, Route 5, Box 242, Piedmont, South Carolina 29673

(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 ONE HUNDRED-EIGHT THOUSAND and no/100-----Dollars (\$ 108,000.00) due and payable

in accordance with the terms of said note,

with interest thereon from date at the rate of twelve per centum per annum, to be paid: monthly

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 Greenville, located approximately 1.2 miles from Gantt Station, being a part of Tract No. 2 in the subdivision of the W. M. Myers Estate, on plat of said property made by B. F. Wiginton, Surveyor, December 12, 1932, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H, Page 217, containing .514 acres according to a plat of Property of Albert A. Granger, made by Pickell & Pickell, Engineers, dated June 15, 1953, and having the following metes and bounds, to-wit:

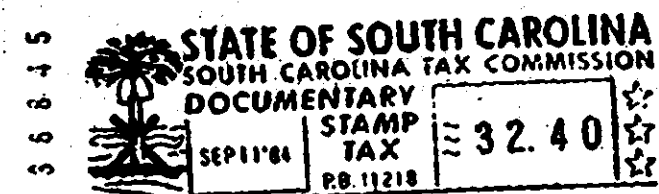
BEGINNING at an iron pipe, joint corner of property now or formerly of Lula C. Granger and property now or formerly of Albert A. Granger on the White Horse Road, and running thence along said White Horse Road N. 47-18 W. 100 feet to an iron pipe in line of property now or formerly of Lula C. Granger; thence N. 13-00 E. 213 feet to an iron pipe in the property of Granger; thence S. 77-00 E. 100 feet to an iron pipe, joint corner of property of Lula C. Granger and Albert A. Granger; thence S. 15-52 W. 262.9 feet to the point and place of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, containing 1.32 acres, more or less, situate on the north side of the White Horse Road and having according to a plat thereof, prepared by W. J. Riddle, Surveyor, December 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of White Horse Road, corner of property of W. V. Granger, and running thence with the line of said property, N. 5-30 E. 300 feet to an iron pin, corner of property of Lula C. Granger; thence with the line of said property, N. 55-05 W. 200 feet to an iron pin; thence continuing with the line of said property, S. 14-25 W. 170.5 feet to an iron pin on the North side of White Horse Road; thence with the said White Horse Road, S. 49-15 E. 107 feet to a point; thence S. 55-05 E. 52 feet to the beginning corner, being a portion of Tract No. 2 of the subdivision of the W. M. Myers Estate, recorded in Plat Book H at Page 217 of the RMC Office for Greenville County, South Carolina.

The above described property is the same property conveyed to the Mortgagors herein by deed of Albert A. Granger dated September 5, 1984, to be recorded herewith.

The privilege of prepayment of the whole or any part thereof is hereby reserved without penalty.



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 such 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.