and same that the

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GSTACE S. CTO ALL WHOM THESE PRESENTS MAY CONCERN: Steve C. Powerrad R.M.C. Steve

WHEREAS.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred Curdts - 1741 N. Main Street, Greenville, S.C. 29609

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-Thirty-Seven Thousand and No/100----corporated herein by reference, in the sum of _____ Dollars (\$ 37,000.00) due and payable

as per the terms of that promissory note of even date herewith

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 Greenville and being situate in Fairview Township, containing 13.53 acres in accordance with plat made for Thomas J. Brown, dated February, 1971, by C.O. Riddle and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of Scuffletown Road, joint front corner with property of Terrace Acres Subdivision, thence with Terrace Acres Subdivision, S. 63-06 W. 247 feet to an iron pin; thence along property of Johnny R. and Lillie M. Brown, N. 24-46 W. 518.5 feet to an iron pin in the center of a County Road, being 250 feet from the intersection of said County Road and Scuffletown Road; thence continuing along the center of said County Road, S. 85-90 W. 143.7 feet to an iron pin; thence S. 88-09 W. 460.8 feet to an iron pin at the joint corner with property of Catherine D. Carroll Tr.; thence along the Carroll property N. 10-38 W. 160 feet to an iron pin; thence N. 51-26 W. 81.6 feet to an iron pin; thence !!. 89-35 W. 140 feet to an iron pin at the corner of property of Lamar and Brenda Brown; thence along the line of said Brown property, N. 29-12 E. 711.2 feet to an iron pin in the center of Gilder Creek; thence along the meanders of said creek, S. 36-42 E. 100.5 feet; thence S. 48-08 E. 100.5 feet; S. 2-37 E. 39.1 feet; S. 42-25 E. 285 feet; N. 84-38 E. 248.1 feet to an iron pin in Scuffletown Road; thence along Scuffletown Road, the following courses and distances, S. 21-51 E. 463.7 feet; S. 25-51 E. 300.3 feet; S. 28-58 E. 99 feet to an iron pin, being the point of beginning.

LESS, HOWEVER:

ALL that certain piece, parcel or lot of land with improvements thereon lying and being situate in the County of Greenville, State of South Carolina, containing 10.96 acres including roadways as set forth on plat and being more fully described in accordance with plat made for Thomas J. Brown dated February, 1971, by C.O. Riddle, R.L.S. to-wit:

BEGUNING at an iron pin in the center of Scuffletown Road at the intersection of a County Road and running thence along the center of said County Road, S. 85-0 W. 393.7 feet to a point in center of said road; thence with the center of said road, S. 88-09 W. 460.8 feet to an iron pin at the joint corner of property now or formerly of Catherine D. Carroll, Trustee; thence N. 10-38 W. 160 feet to an iron pin; thence N. 51-26 W. 81.6 feet to an iron pin; thence N. 89-35 W. 140 feet to an iron pin; thence N. 29-12 E. 711.2 feet to a point in Gilder Creek; thence with Gilder Creek as the line, (the traverse line being S. 36-42 E. 100.5 feet; S. 48-08 E. 100.5 feet; S. 2-37 E. 39.1 feet; thence S. 42-25 E. 285 feet and N. 84-38 E. 248.1 feet to an iron pin near a bridge on Scuffletown Road); thence along said road, S. 21-51 E. 437.9 feet to the point of beginning.

THIS BEING the same property conveyed to the mortgagors herein by deed of Thomas J. Brown recorded herewith in the REC Office for Greenville County, S.C..

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.

AND THE PROPERTY OF THE PARTY O