STATE OF SOUTH CAROLINA) MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE) TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SUITT PROPERTIES, INC., a corporation chartered under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) has heretofore executed and delivered to A. E. JOHNSTON, JR. (hereinafter referred to as Mortgagee) its certain promissory note dated December 21, 1973 in the original principal sum of One Hundred Twenty-five Thousand (\$125,000.00) Dollars and as security for the payment of said note has also executed and delivered to said Mortgagee, its mortgage conveying 21.84 acres of land located on the northwestern side of Cavalier Drive in Greenville County, South Carolina, said mortgage having been recorded on December 21, 1973 in mortgage book 1298, page 329, Greenville County R.M.C. Office; and

WHEREAS, said note subsequently was modified with respect to the terms for repayment of principal and with respect to the rate of interest due thereon under modification agreement dated January 1, 1976; and

WHEREAS, the Mortgagor and Mortgagee now have agreed that the Mortgagee will release from the mortgage lien a portion of the land consisting of 13.00 acres fronting on Cavalier Drive and the Mortgagor will reduce the principal balance of the note to Seventy Thousand (\$70,000.00) Dollars and will secure the payment of said principal balance and the interest thereon with a mortgage covering the remaining 8.84 acres of land plus an adjoining tract of land containing 3.85 acres.

NOW THEREFORE, in consideration of the premises and in order to secure the payment of the Seventy Thousand (\$70,000.00) Dollars remaining principal balance and the interest thereon as evidenced by the Mortgagor's said note dated December 21, 1973 as modified by written modification agreement between the parties dated January 1, 1976 and also in consideration of the further sum of Three (\$3.00) Dollars 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, the Mortgagor has granted,

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