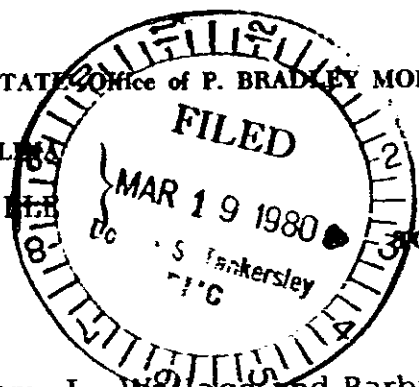


MORTGAGE OF REAL ESTATE Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BOOK 1493 PAGE 443

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William L. Wallace and Barbara N. Wallace

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. G. Wilson

(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 Twenty Thousand and no/100

Dollars (\$ 20,000.00) due and payable

two years from date hereof

with interest thereon from date at the rate of 10% per centum per annum, to be paid at maturity

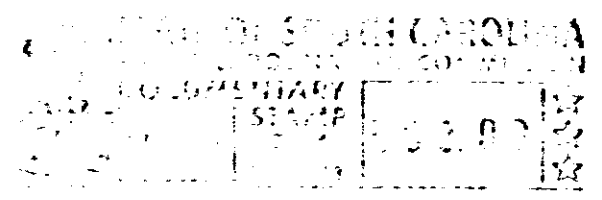
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 on the east side of Shannon Lake Circle and being all of Lot 23 on plat of "Shannon Forest", as revised through May, 1961 and prepared by Ethan C. Allen, RLS, and which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book 200 at Page 201 (the original of said plat is recorded in Plat Book KK at Page 140, said RMC Office, and shows thereon as all of Lot 23 and a ten foot strip from an unnumbered adjoining tract), and having according to the plat first designated, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Shannon Lake Circle, joint corner of Lots 23 and 24; thence with the line of Lot 24 S. 23-12 E. 243 feet to a stake on the edge of the high water mark of Shannon Lake; thence with the line of said Lake a traverse course of S. 27-38 W. 101.8 feet to a point; thence continuing with the edge of said Lake S. 33-21 W. 36 feet to an iron pin, corner of Lot 22; thence with the line of Lot 22, N. 70-01 W. 225.8 feet to an iron pin on the east side of Shannon Lake Circle; thence with the line of said circle N. 45-21 E. 25 feet to an iron pin; thence and still with said street, N. 16-48 E. 100 feet to point of beginning.

Being the same property conveyed to the Mortgagors by deed of James H. Myers and L. Charmaine Myers dated March 7, 1980 and being recorded simultaneously herewith.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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