MORTGAGE OF REAL ESTATE -111 McCall St I FILEBRERVIYLE S CA 800k1554 PAGE 928 STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE 3 21 PH 18

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. FANKERSLEY R.M.C WHEREAS, F. Diane Montgomery

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elmar Wakefield and Lloyd Wakefield

(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 Nine Thousand and no/100ths -----

according to the terms of the Note of even date

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

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 13, Block 1, page 79 of the City Block Book and fronting on McCall Street and more particularly described as follows:

BEGINNING at a pin at the joint front corner of the Childress and Henderson property and running thence along the western side of McCall Street 70 feet, more or less, to corner of lot now or formerly owned by Hendrix, thence with the line of Hendrix property in a westerly direction 70 feet, more or less, to pin; thence in a northerly direction 71 feet, more or less, to a point in line of property now or formerly owned by Henderson; thence with the line of said property in an easterly direction 70 feet, more or less, to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Lloyd Wakefield of even date to be recorded simultaneously herewith.

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 s ch 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, successions and assigns, forever,

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described it ree 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 berein. 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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