MORTGAGE OF REAL ESTATE.

800x 1594 FAGE 269

STATE OF SOUTH CAROLINA COUNTY OF

MORTGAGE OF REAL ESTATE TANKER SLEVALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Douglas Company

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Vista Co., Inc. and Dee A. Smith Company, Inc.

(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

Eight Thousand Twenty-one Dollars 85/100

Dollars (\$ 8,021.85) due and payable

March 1, 1983 with no interest

WHEREAS, the Mortgagor may bereafter 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, require, 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

Shown as Lot 57 on plat of Brookfield West, Section II, recorded in Plat Book 7 X at page 88 and also on plat of property of Douglas Company, prepared by Enwright Associates, dated January 19, 1983, recorded in Plat Book 9M at 7 and having such courses and distances as will appear by reference to the latter plat. This being the same property conveyed to the Fortgagor by deed dated February 8, 1983, recorded even date herewith in Deed Book 1181 at Page 297. by the Vista Co., and it al.

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 fitures 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.

O TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgager covenants that it is lawfully seized of the premises heireinabove 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

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against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof. GREENVILLE OFFICE SUPPLY CO. INC.

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