FILED GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESPATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C. APR 10 4 19 10 05

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DONNIE S. TAHKERSLEY R.M.C. ADDRESS OF MORTGAGEE:

P. O. Box 401 Greer, S. C. 29652-0401

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Stephen P. Moller and Doris Moller

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Fruit Products, Inc., formerly known as Carolina Products Co., 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 One Hundred Five Thousand

and No/100------DOLLARS (\$105,000.00),

ACCOPANT SECONDARY SOCIAL SECONDARY SECONDARY

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To be repaid upon those terms set forth in two (2) promissory notes being executed this date by the mortgagors in favor of the mortgagee

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, City of Greer, on the north side of Pennsylvania Avenue, and the south side of P & N Railway, containing 0.74 acre, more or less, as shown on a survey entitled "Property of Donald J. Williams, Sr.", dated January 1, 1976, by Wolfe and Huskey, Surveyors, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the north side of Pennsylvania Avenue, and running thence N. 16-39 E. 230.44 feet to an old iron pin on the right of way of P & N Railway; thence with said right of way S. 78-15 E. 139.7 feet to an iron pin; thence S. 16-27 W. 233 feet to an iron pin on the north side of Pennsylvania Avenue (said iron pin being approximately 250 feet west of Duke Street); thence with north side of Pennsylvania Avenue N. 77-07 W. 140.2 feet to the point of beginning.

This is the same property being conveyed unto the mortgagors herein by deed of the mortgagee, dated April /5, of record in the RMC Office for Greenville County, South Carolina in Deed Book 1/86 at Page 566

APRISONS TAX = 42.00 A

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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