STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S.O.O ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 12 2 35 PN '84

WHEREAS. Mamie LOBONNIE GridKIRSLEY

(hereinalter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest P. O. Box 485, Travelers Rest, South Carolina 29690

according to the terms of a note executed of even date herewith and incorporated herein by reference.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 in Cleveland Township, known as and being a part of the P. D. Jarrard Estate and according to a plat and survey made by Terry T. Dill, Reg. C. E. & L. S. No. 104, and amended by Dean C. Edens, L. S. Said Lot being shown by plat of Terry T. Dill as being Lot No. 11 and 1/2 of Lot No. 10 with the following metes and bounds for the lot and one half of other lot according to plat amended by Dean C. Edens.

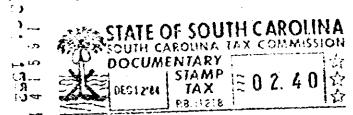
BEGINNING on an iron pin on eastern side of Spring Park Court and running thence S. 32-30 W. 345.0 feet to iron pin; thence N. 3-30 W. 274.6 feet to iron pin; thence N. 78-00 E. 175.0 feet to iron pin; thence S. 21-10 W. 24.5 feet to iron pin; thence S. 89-52 E. 50.0 feet to iron pin to the beginning corner, more or less.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the Mortgagor herein by deed of Ray M. Cruell, recorded in the RMC Office for Greenville County in Deed Book 128, Page 39, on December 12, 1984.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property except a mortgage to United States of America, recorded May 17, 1972, in the RMC Office for Greenville County in Mortgage Book 1233, Page 407, and having an original balance of \$16,200.00.

AT the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.



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 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 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 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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