

Address of Mortgagee: P.L. Bruce Company,
c/o C. T. Wyche, Trustee U/Will of P.L. Bruce
Box 10207, Greenville, SC 29603

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

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BOOK 1432 PAGE 514

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 10 3 05 PM '78

DO/INIE S. TANKERSLEY R.H.C. MORTGAGE
PURCHASE MONEY MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THE TOOL SHED, INC.,

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

WHEREAS, the Mortgagor is well and truly indebted unto P. L. BRUCE COMPANY, A LIMITED PARTNERSHIP, (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 NINETY-TWO THOUSAND FIVE

HUNDRED & NO/100-----DOLLARS (\$ 92,500.00)
with interest thereon from date at the rate of 10% per centum per annum, said principal and interest to be repaid as follows:

in equal monthly instalments of \$994.03 over a period of 15 years, including interest at the rate of 10%, commencing June 1, 1978.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated, in whole or as part of the following tracts shown as Nos. 12, 13, 14, 15 and 16, and a triangular strip containing 0.09 acres, according to plat of the property of P. L. Bruce Company, dated March 9, 1978, prepared by Carolina Surveying Company, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Poinsett Highway at the intersection of said highway and Bates Street and running thence along Bates Street, S. 62-06 W. 130.1 feet to an old iron pin; running thence along Bates Street, N. 55-31 W. 98.4 feet to an iron pin; thence continuing with Bates Street, N. 56-40 W. 100.8 feet; running thence along part of Tract 11, N. 33-54 E. 176.8 feet to an iron pin on Laurel Street (now or formerly); running thence with Laurel Street (now or formerly), S. 55-54 E. 212.7 feet to an old iron pin; running thence along westerly side of Poinsett Highway, S. 4-07 E. 78 feet to the beginning corner.

TRIANGULAR STRIP: BEGINNING at old iron pin at intersection of Clayton Street and Laurel Street (now or formerly) and running thence along Clayton Street, N. 58-48 E. 91.6 feet to a point on Poinsett Highway; thence along westerly side of Poinsett Highway, S. 4-07 E. 105.6 feet to old iron pin at intersection of Laurel Street (now or formerly); thence along Laurel Street (now or formerly), N. 55-54 W. 103.5 feet to old iron pin, the point of beginning. Being a portion of the property conveyed to P. L. Bruce Company, a Limited Partnership, by deed of P. L. Bruce, Jr. & C. T. Wyche, recorded Dec. 23, 1966, in the office of the RMC for Greenville County in Deed Book 811, Page 65.

ALSO, ALL that portion of the right of way of Laurel Street (now or formerly), running from the intersection of the right of way line of Clayton Avenue easterly to the right of way line of Poinsett Highway. The right of way line of Clayton Avenue shall be that line created by an extension along the same southerly course of the eastern right of way line of Clayton Avenue across the right of way of Laurel Street (now or formerly) to a point on the eastern right of way of Laurel Street (now or formerly). This conveyance is subject to existing utility rights of way. This is same property conveyed to P.L. Bruce Company, A Limited Partnership, by deed of Greenville County Council, recorded 11/2/77, Deed Book 1067, Page 825.

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.

This is same property conveyed to The Tool Shed, Inc., by mortgagee herein, deed recorded May 18, 1978, Deed Book 1079 Page 161.

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