

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BETTY L. GRIFFITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN HILL CREEK PRODUCTS COMPANY, INC., a corporation organized under the laws of one of the States of the Union

(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 Twenty thousand and no/100

Dollars (\$ 20,000.00) due and payable

as set forth in the terms of a Note given by Earl A. Griffith and Betty L. Griffith to Southern Mill Creek Products Company, Inc. dated August 24, 1984, the terms and conditions of which are specifically incorporated herein

with interest thereon from date at the rate of per centum per annum, to be paid:

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

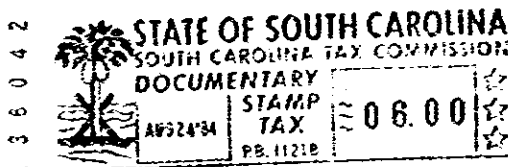
ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Hudson Road and being known and designated as Lot No. 6 on plat of DEL NORTE ESTATES, Section IV prepared by Piedmont Engineers, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 8, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern right-of-way of Hudson Road at the eastern corner of property now or formerly of Wallace Wilson, et al, and running thence with the common line of said lots N. 79-14 E. 150.85 feet to a point on the western side of Del Norte Boulevard at the joint front corner of said lots; thence along the western side of Del Norte Boulevard S. 15-47 E. 85 feet to a point; thence with the intersection of the western side of Del Norte Boulevard and the northern side of Hudson Road, S. 27-52 W. 36.2 feet to a point on the northern side of Hudson Road, S. 71-30 W. 120.6 feet to the point of beginning.

This being the same property conveyed to Earl A. Griffith and Betty L. Griffith by deed of Robert D. Terrell and Mary I. Terrell dated December 10, 1979 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1117 at Page 120. Earl A. Griffith conveyed his interest in said property to Betty L. Griffith by deed dated July 24, 1984 and recorded July 25, 1984 in the RMC Office for Greenville County, South Carolina in Deed Book 1217 at Page 806.

This mortgage is junior in lien to that certain mortgage executed by Earl A. Griffith and Betty L. Griffith in favor of First Federal Savings and Loan Association of South Carolina in the original sum of \$12,000.00 dated December 10, 1979 and recorded December 10, 1979 in the RMC Office for Greenville South Carolina in Mortgage Book 1490 at Page 798. This mortgage is also junior in lien to that certain mortgage given by Betty L. Griffith to First Federal Savings and Loan Association of South Carolina in the original sum of \$25,000.00 dated August 17, 1984 and recorded August 20, 1984 in Mortgage Book 1628 at Page 73.

Mortgagor and her husband, Earl A. Griffith, agree not to apply for any future advances under the first and second mortgages being referred to above without first obtaining the written consent of the Mortgagee herein. Failure to secure such written consent shall constitute a default on the within mortgage.



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 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 hereinabove 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 against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.