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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO A WHOM THESE PRESENTS MAY CONCERN

MORTGAGE OF REAL ESTATE

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WHEREAS. Hazel Irene Rampey

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust P. O. Box 544, Travelers Rest, SC 29690

according to the terms of a note executed September 5, 1984, and incorporated herein by reference

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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,

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Robertson Road and being shown as 3.78 acres on a plat of survey prepared by W. R. Williams, RLS, recorded in the RMC Office for Greenville County in Plat Book 10-U, Page 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Robertson Road at the joint front corner with Langley and running thence N. 86-10 W. 295.0 feet to a pin; thence N. 3-50 E. 99.2 feet to a pin; thence N. 86-37 W. 310.10 feet to a pin; S. 0-59 E. 310.0 feet to a pin; thence S. 41-00 E. 119.9 feet to a pin; thence N. 77-41 E. 504.0 feet to a nail and cap in the center of Robertson Road; thence along the center of the road N. 7-37 E. 157.5 feet to the point of beginning.

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 Irene Taylor recorded in the RMC Office for Greenville County in Deed Book 1219, Page 549, on August 16, 1984.

STATE OF SOUTH CAROLINA
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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 Morigagor 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 Morigagor further covenants to warrant and forever defend all and singular the said premises unto the Morigagee forever, from and against the Morigagor and all persons whomseever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.