STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE VOL 1696 PAGE 253 VO ACICAVITY THESE PRESENTS MAY CONCERN DEC 58 1 81 PH 184 M. J. Price, P.A.

WHEREAS, Henry Scoqqins

P.O. Box 1335 Greenville, S.C. 29602

DONNIE S. TA'IKERSLEY (hereinafter referred to as Mortgagor) is well and truly indebted unto Mary C. McLam, Penny C. Griffin and Judith C. Chester,

(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

in two hundred forty equal monthly installments of Six Hundred Twenty-Seven and 27/100 (\$627.27) Dollars beginning on January 28, 1985 and continuing for twenty years until paid in full,

date with interest thereon from

at the rate of

per centum per annum, to be paid. monthly

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 Mortgager 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 lot of land with the buildings and improvements thereon, situate, on the northwest side of Rice Street (formerly known as Henrietta Avenue) in the City of Greenville, County of Greenville, South Carolina, being shown as Lot No. 11 on plat of property of G. F. Cammer, made by R. E. Dalton, Engineer, February, 1923, revised December, 1940, recorded in the RMC Office for Greenville County, South Carolina in Plat Book L, at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Rice Street at joint front corner of Lots 10 and 11 and running thence with the line of Lot 10, N. 36-24 W. 218.1 feet to an iron pin; thence S. 53-36 W. 75.8 feet to an iron pin; thence with the line of Lot 12, S. 36-24 E. 214.7 feet to an iron pin on the northwest side of Rice Street; thence along the northwest side of Rice Street, N. 56-12 E. 75.9 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor herein by deed of Paul Haselton Chapman dated October 11, 1984 and recorded on December 28 1984, in the RMC Office for Greenville County in Deed Book 1229 at Page 844; and also by deed of Penny Chapman Griffin, Judith Chapman Chester and Mary Chapman McLam dated October 30, 1984 and recorded on December 28, 1984 in the RMC Office for Greenville County in Deed Book 1229 at Page 

> STAMP TAX

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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

WATER OF THE STATE