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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE

to ALL WHOM THESE PRESENTS MAY CONCERN:

CONNIE S.TANKERSLEY

WHEREAS. John H. Sanders,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gloria Ann Burrell Carraway

WHEREAS, the Mortgagor may bereafter 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, on the south side of Bates Drive, east side of Geer Highway, Marietta, South Carolina, adjoined by Bates Drive on the north, Fred Cox, Jr. property on the east, Looper and Bates property on the south and Brooks property on the west, and having, according to a survey made by W. P. Morrow, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Bates Drive, joint corner with the within described property and that now or formerly of Brooks and running thence S. 41-15 E. 210 feet to a point; thence N. 65 E. 77 feet to a point; thence N. 09-45 E. 65 feet to a point; thence N. 15 W. 177 feet to a point on the edge of Bates Drive; thence S. 56 W. 200 feet to the beginning corner, containing a-proximately .7 acres, more or less.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Gloria Ann Burrell Carravay and recorded in the R.M.C. Office for Greenville County in Deed Book at Page 1081 on \$12 ..., recorded June 23, 1978.

THE mailing address of the Mortgagee herein is: 1510 Festival, Houston, Texas 77062

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THE Mortgagor, his successors and assigns, by the execution of this Mortgage hereby agree not to sell, mortgage or in any manner whatsoever further encumber the within described real property which this Mortgage secures without the prior written consent and approval of the Mortgagee.

THE Mortgagee may collect a "late charge" not to exceed four cents (4) for each dollar of payment more than fifteen (15) days in arrears to cover the extra expenses involved in handling delinquent payments.

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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 rich fixtures and equipment, other than the rusual 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 it ree 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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