COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

ESLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ANTHONY W. ABERCROMBIE AND MARVIN J. ABERCROMBIE, INDIVIDUALLY AND D/B/A ABERCROMBIE SALVAGE & SUPPLY COMPANY (hereinafter referred to as Mortgager) is well and truly indebted un to THE PALMETTO BANK

IN ACCORDANCE WITH NOTE THIS DATE EXECUTED

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to er fer 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 fer 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 Mortgagoo, its successors and assigns:

"All that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, tying and being in the State of South Carolina, County of Greenville, on the western side of Augusta Road, near Moonville, South Carolina, shown on a plat entitled "Property of Abercrombie Salvage & Supply Co.", dated October 28, 1976, made by Jones Engineering Service, containing 1.75 acres, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of Augusta Road, which pin is 348.9 feet from the intersection of the Piedmont-Moonville Road, and running thence N. 79-57 W., 194.2 feet to an iron pin; thence N. 82-00 W., 80.9 feet to an iron pin; thence N. 3-30 E., 75 feet to an iron pin; thence N. 82-00 W., 15 feet to an iron pin; thence N. 3-30 E., 179.6 feet to an iron pin; thence S. 86-33 E., 278.2 feet to an iron pin at the edge of Augusta Road; thence running along the edge of Augusta Road, S. 0-15 W., 59.5 feet to an iron pin; thence S. 1-27 W., 100 feet to an iron pin; thence S. 2-35 W., 125.7 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Christine M. Brashier as recorded in the RMC Office for Greenville County in Deed Book 1046, Page 503 recorded 11/19/76.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Augusta Road, near Moonville, South Carolina, shown on a plat entitled "Property of Abercrombie Salvage & Supply Co.,", dated October 28, 1976, made by Jones Engineering Service, containing 0.75 acres, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of Augusta Road, which pin is located at the joint line of property simultaneously conveyed to Abercrombie Salvage and Supply Co., and running thence N. 86-33 W., 278.2 feet to an iron pin; thence N. 3-03 E., 120 feet to an iron pin; thence S. 86-30 E., 271 feet to an iron pin at the edge of Augusta Road; thence along the edge of Augusta Road, S. 0-44 E., 79.5 feet to an iron pin; thence continuing along the edge of Augusta Road S. 0-15 W., 40.5 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Christine M. Brashier as recorded in the RMC Office for Greenville (OVER) Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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