Mortgagee's Mailing Address: Route 1, Simpsonville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN

AUG 25 12 40 PM '80 whereas, 0. Michael Smith and Linda B. Smith

(hereinafter referred) as Mortgagor) is well and truly indebted unto George W. Green and Jennie V. Green

(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

Four Thousand Seven Hundred Forty and No/100----- Dollars (§ 4 ,740.00

) due and payable

in annual payments of Six Hundred and No/100 (\$600.00) Dollars beginning one year from date and due on every succeeding date thereafter until fully 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 debted 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, being shown and designated on a plat of property for G. Michael and Linda B. Smith, to be recorded herewith, dated August 8, 1980, prepared by J. L. Montgomery, III, RLS, and having, according t said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Highway 296, being approximately .06 miles to Roberts Road and running along with the southern side of Highway 296 N. 47-48 E. 210 feet to an iron pin; thence running S. 57-48 E. 471.9 feet to an old iron pin; thence running S. 5-04 W. 270 feet to an old iron pin and stone; thence running S. 75-58 W. 376.24 feet to an old iron pin and stone; thence running N. 10-41 W. 273 feet to an iron pin; thence running N. 29-50 W. 234 feet to an iron pin, being the point of beginning, said property containing 4.74 acres, more or less.

This being the same property conveyed to the Mortgagors by deed of George W. Green and Jennie V. Green of even date and to be recorded herewith.

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 wato 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 whomsoever lawfully claiming the same or any part thereof.