

STATE OF SOUTH CAROLINA } 29 PH '81  
COUNTY OF GREENVILLE }  
ANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. W. DUCKWORTH AND RALPH C. McBRIDE

(hereinafter referred to as Mortgagor) is well and truly indebted unto LAWRENCE E. REID

(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 One Hundred Thousand and No/100-----

-----Dollars (\$ 100,000.00 ) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be 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 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, the Mortgagee's heirs, 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 as .39 acres on plat of property entitled "Property of Lawrence E. Reid", prepared by W. R. Williams, Jr. on September 7, 1979 and revised on October 2, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 86 and having, according to said plat, metes and bounds as shown thereon.

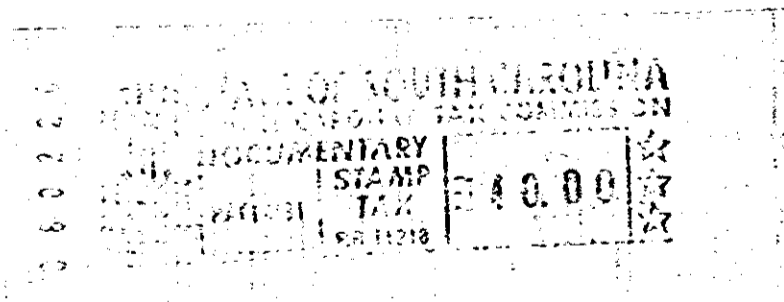
ALSO: ALL the right, title and interest of Lawrence E. Reid in that certain 20 foot utility easement as shown on the above referenced plat.

This being the same property acquired by the Mortgagors by deed of Lawrence E. Reid of even date to be recorded herewith.

Mortgagee agrees that in the event the tenant presently occupying the premises, namely, Audio Systems, Inc., should file a Petition in Bankruptcy under any of the provisions of the Bankruptcy Act, then in such event any payment due the Mortgagee on this Mortgage shall be deferred so long as any litigation is pending regarding the tenant's right to occupy the premises and so long as tenant fails to make the lease payments as provided in the lease. However, said deferred payments shall not exceed three. Payments so deferred shall be added to the end of the term of the Note secured by this Mortgage.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 676  
Leesburg, Florida 32748

GCTO -----3 MY14 81 645



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 unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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