STATE OF SOUTH CAROLINA

COUNTY OF Greenville RMC

TO

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

P. Randall Bentley, L. Berry Woods, Jr. and Tonny Thompson

(hereinafter referred to as Mortgagor) is well and truly indebted un to

The Palmetto Bank

Weston Street

\_\_\_\_\_ Dollars (\$ 93,000.00 ) due and payable

as set forth by note of mortgagors of even date

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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 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 whereat is hereby acknowledged, has grented, hargained, sold and released, and by these presents does grant, bargain, self and release unto the Mortgagoe, 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, being shown on survey entitled "Sparkle Car Wash", prepared by J.L. Montgomery, III, RLS, dated July, 1982, and recorded in the RMC Office for Greenville County in Plat Book 9.6, at page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner with property of Berry Woods Ford and Unity Church Road (Old Georgia Road) and running thence with said Road, N. 62-21 E., 115.0 feet to an iron pin; thence turning and running S. 64-28 E., 117.34 feet to an iron pin; thence turning and running with the common line with Cherry Investors, Inc., S. 3-08 E., 99.96 feet to an iron pin; thence S. 3-08 E., 56.6 feet to an iron pin, joint corner with property of Exxon Oil Company; thence turning and running S. 35-15 W., 121.00 feet to an iron pin, joint corner with property of Berry Woods Ford; thence turning and running with the common line of said Berry Woods Ford, N. 30-07 E., 291.75 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Mortgagee recorded of even date.

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Together with all and singular rights, members, herditaments, and oppurfequences 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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