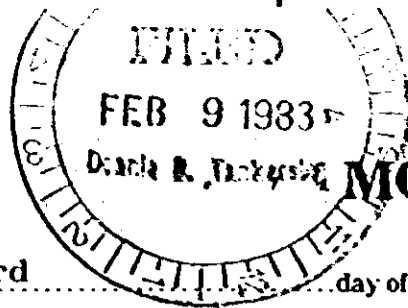


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RICKENS



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THIS MORTGAGE is made this 3rd day of February 1983, between the Mortgagor Standard Supply Company, Inc.

(herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF PICKENS COUNTY, a corporation organized and existing under the laws of the United States whose address is 200 Pendleton Street, P. O. Drawer 352, Easley, South Carolina 29640 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Eighty-Five Thousand and 40/100 (\$185,000.40) Dollars, which indebtedness is evidenced by Borrower's Note dated February 3, 1983 (herein "Note"), providing for repayment according to the terms thereof, with the balance of the indebtedness, if not sooner paid, due and payable on as per note of even date herewith.

This Mortgage secures the note of even date, and any and all renewals, extensions or modifications of the same. Lender may from time to time change the terms, interest rate, repayment schedules and/or the maturity date of said Note.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in

the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as a 4.2 acre tract as shown on plat of property of Lindsey Builders, Inc. dated April 11, 1969, revised August 13, 1971, having the following metes and bounds: BEGINNING at an iron pin on the northern side of Alternate U.S. 123 at the northwestern intersection of Alternate U.S. 123 and Highway 253, and running thence with Highway 253 N 21-40 E 246.4 feet to an iron pin; thence N 10-18 E 135.6 feet to an iron pin; thence S 73-52 W 50 feet to an iron pin; thence S 69-36 W 192.7 feet to an iron pin; thence S 75-04 W 70 feet to an iron pin; thence S 63-56 W 70 feet to an iron pin; thence S 71-37 W 100 feet to an iron pin; thence S 85-55 W 150 feet to an iron pin; thence S 64-41 W 65 feet to an iron pin; thence with property now or formerly of Dacus S 21-00 E 327.9 feet to an iron pin on U. S. Alternate 123; thence N 69-01 E 325 feet to an iron pin; thence continuing with said U. S. Alternate 123 N 72-49 E 122.3 feet to the point of BEGINNING. This being the identical lands conveyed by Thomas L. Blackwell and A. H. Blackwell to Lewis E. Freeman by deed dated December 28, 1973, recorded in Vol. 991, page 632, Greenville County Records and is the identical lands conveyed by Lewis E. Freeman to Standard Supply Company, Inc. by deed dated July 2, 1980.

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which has the address of (Street) (City) (State and Zip Code) (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, except as herein noted, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy, or Certificate of Title, insuring or certifying Lender's interest in the Property.

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