MORTGÆGE OF REAL ESTATE -

GREENV STATE OF SOUTH CAROLAN COUNTY OF GREENVILLE OCK 19

WHEREAS,

MORTGAGE OF REAL ESTATE 2 56 PH 183 TO ALL WHOM THESE PRESENTS MAY CONCERN

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Phillip H. Ronzone and Mary Lou Ronzone

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

Bank of Travelers Rest

(hereinaster 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 Twenty-five Thousand and no/100-----Dollars (\$ 25,000.00) due and payable

October 1, 1990, according to the terms of a note incorporated herein by reference

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, 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

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, Highland Township, known and designated as Lot No. 2 on plat of Cherokee Estates. by Wolfe and Huskey. Inc., revised November 2. 1976, recorded in Plat Book 5-X at Page 52. of the R.M.C. Office for Greenville County, and, according to said plat, having the following metes and bounds. to-wit:

BEGINNING at a point at corner of Lots Nos. 2 and 1 and running thence with line of Lot No. 1. S. 00-23 E.. 934.6 feet; thence S. 80-50 W.. 321 feet; thence N. 02-15 E.. 1051.9 feet to a point in lake; thence S. 76-56 E.. 289.2 feet to the point of beginning.

THIS property is subject to utility and drainage easement and to restrictive covenants applicable to Cherokee Estates recorded in Deed book 1000 at Page 173 of the R.M.C. Office for Greenville County and all other easements or rights-of-way as shown on said plat. and that all property owners are to maintain in a reasonable manner Becky Lake Drive as it crosses or fronts or touches upon their property; and at no time shall it be closed. That the said Becky Lake Drive is for the benefit of any other property owned by Donald J. Williams. Sr. The boundaries herein described are subject to any portion of said property within the boundaries of the lake now in existence.

THIS is the same property conveyed to the mortgagors herein by deed of Marcus L. Fagan and Sharon E. Fagan. now by marriage Sharon K. Crenshaw dated December 9. 1981, and recorded in the RMC Office for Greenville County on January 15, 1982, in Deed Book 1101. page 108.103.

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 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 heireinabove 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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GREENVILLE OFFICE SUPPLY CO. INC.

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