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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Steven LaBruce Flowers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Victor Bruce Flowers and Linda Gail Flowers, 39 Pine Knoll Drive, Greenville, S. C. 29609,

(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

----TWENTY-FIVE THOUSAND AND NO/100------ Dollars (\$ 25,000.00) due and payable

pursuant to the terms of Note 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 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, described as follows:

TRACT 1: ALL that lot or portion of property in Greenville County, South Carolina, being shown as the northern portion of Lot 1 on plat of property of Elranza C. Howard dated March, 1939, recorded in Plat Book J at Page 61, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Loganberry Circle at corner of Property now or formerly owned by Margaret G. Greer and running thence N. 55-50 E. 316 feet to an iron pin; thence S. 7-20 W. 203.2 feet to an iron pin at corner of Greer lot; thence with line of said property, N. 82-40 W. 235.8 feet to the point of beginning.

TRACT 2: ALL that lot of land in Greenville County, South Carolina, being shown as Lot 3 on plat of property of Ora Green Kelley recorded in Plat Book EE at Page 187, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Circle Street (also known as Loganberry Circle) and running thence along the boundary line of Lots 1 and 3, S. 82-16 E. 118.3 feet; thence turning and running S. 56-02 W. 158.4 feet to an iron pin; thence along Circle Street, N. 7-44 E. 105.3 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed from Silven L. Luther and Ollie T. Luther dated April 2, 1982, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1165 at Page 344 on April 14, 1982.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
PB. 11218

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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 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.

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