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MORTGACE OF REAL ESTATE BY ACCINCTINATION Of Leatherwood, Walker, Told & Mann, Attorneys at Law,

COUNTY OF GREENVILLE

25 11 22 14 17 MORTGAGE OF REAL ESTATE BY A CORPORATION FORMES, TARKER SLEY TO ALL WHOM THESE PRESENTS MAY CONCERN: R.H.C.

WHEREAS,

ORDERS REALTY CO., INC.

SOUTH CAROLINA

a corporation chartered under the laws of the State of (hereinafter referred to as Mortgagor) is well and truly indebted unto

J. B. ORDERS

(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 Twenty-eight Thousand and No/100

Dollars (\$ 128,000.00) due and payable

in equal, successive monthly installments of \$1,150.52 over a period of fifteen (15) years, payments to be applied first to interest and then to principal, with the first installment being due and payable June 15, 1973, and subsequent installments on the same day of each month thereafter until paid in full,

with interest thereon from

date

at the rate of seven (7%) per centum per annum, to be paid: monthly

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 scaling 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 Mortgagoe, its successors and assigns:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina, located on the east side of Stratham Street near its intersection with Shaw Street, and being more particularly described according to plat of property of Paul G. Cushman by Dalton and Neves, dated April, 1955, as follows:

BEGINNING at an iron pin on the east side of said Street, corner of property of WMRG, . Inc., and running thence with the line of said property, S. 87-15 E. 301.5 feet to an iron pin; thence N. 1-25 E. 149.6 feet to an iron pin; thence S. 81-04 W. 307.6 feet, more or less, to an iron pin on said Street; thence with said Street, S. 0-40 W. 88 feet to the beginning.

ALSO: All of the Grantor's right, title and interest in and to a 21 foot strip of property lying between that conveyed above and Shaw Street, being an old abandoned right of way of G & L Railway, said strip also being shown on plat of property of Paul G. Cushman prepared by Dalton and Neves, dated April, 1955, and more fully described as follows:

BEGINNING at an iron pin at the southeast corner of Stratham Street and Shaw Street and running thence with Shaw Street, N. 81-04 E. 307.6 feet to an iron pin; thence S. 1-25 W. 21 feet to an iron pin in line of lot first above described; thence with the line of said lot, S. 81-04 W. 307.6 feet, more or less, to an iron pin on Stratham Street; thence with said Street, N. 0-40 E. 21 feet to the beginning.

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