STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LINDSEY REAL ESTATE CO., INC., a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto

BUILDER MARTS OF AMERICA, INC.

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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being at the northeastern corner of the intersection of Fork Shoals Road with Terrain Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of FAIRWAY ACRES, made by n. C. Jones, Engineer, dated June, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book FF, page 64, reference to which is hereby craved for the metes and bounds thereof.

The within mortgage has been executed by the Mortgagor to the Mortgagee as the consideration for the release of Lot 6, High Chaparral, Anderson County, South Carolina, from the lien of a mortgage given by Mortgagor to Mortgagee, dated November 20, 1974, recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Mortgage Book 579, page 765, it being the intention of the parties to substitute property upon the same notes by way of a substituted mortgage.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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