MORTGAGE OF REAL ESTATE - BRISSEY, LATHAN, SMITH & BARBARE, P.A.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

JOHN 30 10 5716 APT WHOM THESE PRESENTS MAY CONCERN:

JOHNIE S. TAAKERSLEY

WHEREAS, W. E. Turner, III and Diane A. Turner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elliott T. Wooten and Jimmy W. Wooten

at the rate of sixty (60) equal monthly installments of \$506.91 per month beginning
July 15, 1978, for a period of five (5) years with interest from date at the rate
of 8% payable monthly. The Makers shall have the right to pre-pay this obligation
at any time without cause for a penalty.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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:

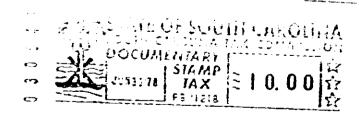
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be included to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration 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 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, bying and being in the State of South Carolina, County of Greenville, approximately three miles from the City of Green, on the southwestern side of Old Greenville-Spartanburg Road, containing 15.73 acres as shown on a plat entitled "W. E. AND DIANE TURNER, III", by T. H. Walker, Jr., Surveyor, dated June 13, 1978, and recorded in the RMC Office for Greenville County in Plat Book ________, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the Old Greenville-Spartanburg Road, joint front corner with other property of Elliott T. Wooten and Jimmy W. Wooten and running along the property of Wooten, S.53-35 W. 584.15 feet to an iron pin; thence continuing with the Wooten line, S.45-23 W. 1183.18 feet to an iron pin on the line of the Enoree River, joint rear corner with other property of Wooten; thence turning and running along the line of the Enoree River, the following courses and distances: N.16-13 W. 170.3 feet to an iron pin; thence S.85-21 E. 112.18 feet to an iron pin; thence N.00-30 E. 77 feet to an iron pin; thence N.31-41 W. 127.57 feet to an iron pin; thence N.40-58 W. 105.21 feet to an iron pin; thence N.27-53 W. 165.7 feet to an iron pin; thence N.50-39 E. 174.7 feet to an iron pin; thence N.65-56 E. 181.8 feet to an iron pin; thence N.05-46 E. 66 feet to an iron pin; thence N.42-56 W. 193.06 feet to an iron pin, joint rear corner with property of Harvey; thence turning and running along property of Harvey and Stepp, N.74-24 E. 1017.44 feet to a nail in the center of the Old Greenville-Spartanburg Road; thence turning and running with the center of said Road, S.37-48 E. 140.0 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Elliott T. Wooten and Jimmy W. Wooten recorded in the RMC Office for Greenville County on June 30, 1978.

THE mailing address of the Hortgagees herein is: Route 2, Greer, S. C. 29651.



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 rich 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, socra and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described it ree 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 that 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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