MATERIAL PROPERTY OF THE PROPE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles M. White, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Sixty Thousand and No/100------

with interest at the rate therein specified in monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, to be due and payable in fifteen (15) years from the date when monthly payments of principal and interest begin.

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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 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 here by 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 hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, and being more particularly described as follows:

BEGINNING at the northeastern corner of the intersection of Arlington Avenue and Mallard Street and running thence in a southeasterly direction along Arlington Avenue 125 feet; thence perpendicular to Arlington Avenue 54 feet in a northeast direction; thence in a northwesterly direction parallel to Arlington Avenue 125 feet to Mallard Street; thence in a southwesterly direction along Mallard Street 54 feet to the beginning corner.

At the option of the Mortgagee, the indebtedness secured hereby shall become due payable if the Mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

This being the same property conveyed unto the Mortgagor herein by deed from Kenneth B. Dailey and Dorothy J. Dailey, recorded October 29, 1968, in Deed Volume 854, at Page 615, in the R.M.C. Office for Greenville County, South Carolina.

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Together with all and singular rights, members, hereditiments, 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 hereinabove described in 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 the air of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and ferever 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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S. Parker Service