Mortgagee's Address: Highway 276, Travelers Rest, S. C. 29690

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

SOURCE AND ARSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harold T. Black and Scarlet H. Black

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kerr-Renfrew Finishing

(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 Sixteen ThousandThree Hundred Fifty-Two and

40/100ths----- Dollars (\$16, 352.40) due and payable September 5, 1980,

with interest thereon from May 5, 1980 at the rate of 11 per centum per annum, to be paid at maturity

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 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 where of 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, together with buildings and improvements thereon or hereafter constructed thereon, situate, lying and being on the northern side of Covington Road in the County of Greenville, State of South Carolina, being known and designated as Lot 90 on a plat of Northwood Hills, Section III, made by Piedmont Engineering Service in November, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book YY, Page 37, and having, according to a new plat entitled "Property of Harold T. Black and Scarlet H. Black", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated April 29, 1980, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Covington Road at the joint front corner of Lots Nos. 90 and 91 and running thence with joint line of said lots, N. 3-20 E. 204.6 feet to an old iron pin at the joint rear corner of Lots Nos. 90 and 91; thence with the joint rear line of Lots Nos. 20 and 90, S. 84-41 E. 98 feet to an old iron pin at the joint rear corner of Lots Nos. 20 and 21 in the rear lot line of Lot 90; thence with joint line of Lots Nos. 21 and 90 S. 87-32 E. 32 feet to an old iron pin at the joint rear corner of Lots Nos. 89 and 90; thence with the joint line of said lots, S. 2-29 W. 195.4 feet to an old iron pin on the northern side of Covington Road; thence with the northern side of Covington Road, N. 89-26 W. 130 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Merrill Lynch Relocation Management, Inc. dated March 31, 1980 to be recorded herewith.

It is understood and agreed between the parties hereto that this mortgage is junior in lien to that mortgage given to First Federal Savings and Loan Association of Greenville by Randy L. Bell and Candy P. Bell in the original amount of \$52,250.00, dated June 29, 1979, recorded June 29, 1979, in the R.M.C. Office for Greenville County in Mortgage Book 1471 at Page 949.

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 then from, 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 Mertgagee, its heirs, successors and assigns, forever.

The Mortgagor coverants that it is lawfully seized of the premises bereimbove 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 coverants to warrint and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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Service Services