STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE 10 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mildred Colson Wearn, --

thereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank as Trustee Under the Will of Nelle Mills Griffin, Deceased,

(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

--Twenty-Five Thousand and No/100-- Dollars 3 25,000.00 ) due and payable on or before June 1, 1981, repayable in equal monthly installments of One Thousand Two Hundred Fifty and No/100 Dollars (\$1,250.00) per month commencing on July 1, 1980 and an equivalent amount on the first day of each succeeding month thereafter until June 1, 1981 when the entire unpaid balance shall be with interest thereon from June 6, 1980 at the rate of thirteen per centum per annum, to be paid: Monthly on due and payable any unpaid balance until maturity.

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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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:

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ALL that piece, parcel or tract of land, lying and being situate on the Southwestern side of Commercial Drive, within Pleasantburg Industrial Park in the County of Greenville, State of South Carolina, and having according to plat of "Property of Nelle Griffin McPherson" prepared by Dalton & Neves Co., Engineers, dated October, 1977, as revised February, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Commercial Drive at joint corner of property of the Estate of Nelle Mills Griffin, Deceased, and Wallace H. Cely (or formerly) which iron pin is 115 feet northwest of the iron pin in the Northwest corner of the intersection of Industrial Drive with Commercial Drive; thence S. 38-06 W. 139.3 feet to an iron pin; thence N. 54-09 W. 178.45 feet to an iron pin on the Eastern boundary of the property of U. S. Army Reserve Armory; thence along said boundary N. 15-06 E. 157.35 feet to an iron pin on Commercial Drive at the joint corner of the said Armory property with that of Nelle Griffin McPherson; thence along said Commercial Drive S. 52-15 E. 239.8 feet to an iron pin at the point of beginning, containing according to said plat 0.685 acres, more or less.

This being the same property conveyed to Mildred Colson Wearn by deed of South CArolina National Bank, as Trustee under the will of Nelle Mills Griffin in Deed Book 1129 at page 63 recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rests, issues, and profits which may arise or be find therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attacked, 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.

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