MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREEN TO MORTGAGE OF REAL ESTATE BOOK 1533 PAGE 610
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OGNING ANNERSLEY

WHEREAS,

Philip W. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Service Corporation

(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 Twelve Thousand Four Hundred Fifty and No/100

R.H.C

Dollars (\$ 12,450.00) due and payable

as stated in the above mentioned note.

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 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 hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of Trenton Lane, being shown and designated as Lot No. 258, on plat of Canebrake II, recorded in the RMC Office for Greenville County, S. C., in Plat Book "7 C", at Page 41, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the westerly side of Trenton Lane, joint front corner of Lots Nos. 258 and 257, and running thence with the joint lines of said lots, S. 71-50 W. 130 feet to an old iron pin; thence N. 18-10 W. 92.31 feet to an old iron pin; thence N. 71-50 E. 130 feet to an old iron pin on the westerly side of Trenton Lane; thence with the westerly side of Trenton Lane, S. 18-10 E. 92.31 feet to an old iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of College Properties, Inc., dated 25 February 1981, to be recorded herewith.

This is a second mortgage, second in priority only to that certain mortgage from mortgagor to First Federal Savings and Loan Association, dated 26 February 1981, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.

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 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 heiremabove 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 clear 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENYILLE OFFICE SUPPLY CO. INC.

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