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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE T THE

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CO. S. C. MORTGAGE OF REAL ESTATE

OF THE STATE A 43 PH 18 ALL WHOM THESE PRESENTS MAY CONCERN:

RMC

WHEREAS,

BYARS BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted un to COMMERCIAL MORTGAGE COMPANY, INC.

(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 Fifty Seven Thousand Six Hundred & no/100_-

in accordance with terms and conditions of Note dated October 14, 1981

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 let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 16 and Lot No. 17 entitled "Kings Court Subdivision." Said plat is recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 78. For a more complete and full description, reference is bereby made to the plat described.

This being a portion of the property conveyed to the Mortgagor by deed of Frank Ulmer Lumber Company, Inc., recorded September 4, 1981 in Deed Book 1154 at Page 696, RMC Office, Greenville County.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

The undersigned, Frank Ulmer Lumber Co., Inc., by its duly authorized officer, does hereby release and forever discharge from that certain mortgage dated September 4, 1981, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1551, Page 998, in the original amount of \$15,000, the property described above; PROVIDED, however, that as to the remainder of the property described in said mortgage, the mortgage shall remain in effect.

In the presence of:

FRANK ULMER LUMBER CO. , INC.

BY:

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Frank Ulmer Lumber Co., Inc., by its duly authorized officer, sign, seal and as its act and deed deliver the within Release, and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of October 1981

Notary Public for S. C. - Commission expires 10.3 Department of the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 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 covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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