MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. Blefondia, Vilginia, 18 1192 MORTGAGE OF REAL ESTATE

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WHEREAS, FRANK VOHRADSKY and ELFTE L. VOHRADSKY

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

date

Greenville

JOHN W. WALKER

(hereinaster 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 Fifteen Thousand and no/100------

Dollars (\$15,000.00) due and payable

twelve (12) months from date.

with interest thereon from

at the rate of 10%

per centum per annum, to be paid:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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 unit, situate, lying and being on Village Drive in the City of Greer, County of Greenville, State of South Carolina, being known and designated as Unit No. 2A of The Village Townhouses No.2 Horizontal Property Regime, as is more fully described in Master Deed dated September 4, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1133, at Page 1, on September 10, 1980, and further shown on survey and plot plan entitled "Village Greer," dated July 30, 1980, prepared by R. B. Bruce, Surveyor, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-X at Page 39, on September 10, 1980.

This is the identical property conveyed to Mortgagor herein by deed of Williams Street Development Corporation dated December 19, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1139 at Page 1282.

STATE OF SOUTH CARCUINA OCCUMENTARY STAMP OF STA

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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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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 total 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 whomsoever lawfully claiming the same or any part thereof.