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MORTGAGE OF REAL ESTATE-Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's mailing address is: P.O. Box 645, Travelers Rest, S.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CENTRAL AMERICA MINING &

PROPERTIES CORP.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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

Thirty Thousand and No/100ths-----DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of 16.50% per centum per annum, said principal and interest to be repaid:

Within six (6) months from the date hereof with option to renew for an additional six (6) months upon the payment of accrued interest

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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

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

ALL that lot of land situate on the western side of U.S. Highway 276 in the County of Greenville, State of South Carolina being shown as a tract containing 4.12 acres on a plat of the Property of Gordon Mann dated March 13, 1980, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book 7U at Page 56 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U.S. Highway 276 at the corner of property now or formerly belonging to Red Diamond Oil Inc. and running thence with said property N. 76-06 W. 36 feet to an iron pin; thence 3. 66-30 W. 173.5 feet to an iron pin; thence N. 29-50 W. 151 feet to a point near the center of West Road; thence with said road S. 66-26 381.1 feet to an iron pin at the corner of property now or formerly belonging to Exxon Corporation; thence with the Exxon property S. 28-41 E. 392.3 feet to an iron pin on the northern side of Cooper Street; thence with Cooper Street N. 60-17 E. 575.6 feet to an iron pin; thence N. 13-59 E. 13.8 feet to an iron pin on the western side of U.S. Highway 276; thence with said highway N. 29-51 W. 146.8 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by Deed of James D. Phillips, Eloise W. Phillips and Willie Mae B. Phillips, dated March 26, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1122 at Page 977. LESS, HOWEVER, pproperty described as 1,4 acres in Deed recorded in the Office of the RMC for Greenville County in Deed Book at Page from the Mortgagor herein to C. C. Hice.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.