STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1576 PAGE 398

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(SLEY)

WHEREAS, PRESTON S. HOLTZCLAW AND ESTELLE S. HOLTZCLAW

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

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

%%%%%%%%%%%%%%

AND CONTRACT

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 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 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, being more particularly described as Lot No. 27 as shown on a plat entitled "A Subdivision for McCall Manufacturing Company, Greer, S.C.", made by Pickell & Pickell, Engineers, Greenville, S. C., May, 1949, and recorded in the RMC Office for Greenville County in Plat Book S, at page 76. According to said plat the within described lot is also known as No. 102 Franklin Street (now Delano Avenue) and fronts thereon 83 feet.

This is the same property conveyed unto the Mortgagors herein by deed of McCall Manufacturing Company, recorded in Deed Book 385, at page 339, on July 5, 1949, in the RMC Office for Greenville County.

SIGNET ALL TO 3 O 3 IN CAROLINA STORE TO 3 8 O ST

Greenville County Redevelopment Authority Bankers Trust Plaza, Box PP-54 Greenville, S.C. 29601

000

(0) (0)

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 he had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or little thereto in any marmer; it being the intention of the parties hereto that all such fixtures and equipment, other than the partie bossehold 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 secred of the premises heireinabone 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 Mortgagee forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

GRIENVILLE OFFICE SUFPLY CO. INC.