Mortgagee's Address: Route 1
Moore, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1576 PAGE 890

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harold O. Griffith and E. Denise Griffith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mendel T. Hawkins

(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 Twenty-four Thousand Four Hundred Five and 50/100 Dollars ($24,405.50) due and payable as set forth in said note; final payment if not sooner paid, due and payable June 1, 2010.

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 accounts 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, situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, Chick Springs Township, located on the north side of Virginia Avenue, known and designated as Lot No. 30 on a plat of development No. 2 of Victor-Monaghan Co., Division of J. P. Stevens Co., Inc., Greer Plant, prepared by Dalton and Neves, Engs. dated April, 1947, and recorded in the RMC Office for Greenville County in Plat Book "P" at Page 119, reference to said plat hereby pleaded for a more complete description.

This is the same property conveyed to mortgagors by deed of Mendel T. Hawkins dated June 2, 1980 and recorded in Deed Book 1126, Page 893, R.M.C. Office for Greenville County.

Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumbet 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.

4328 RV.2