STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

CO. S. C. MORTGAGE OF REAL ESTATE TO ALL HOMOTHESE PRESENTS MAY CONCERN: DONHIE 3 TANKERSLEY R.H.C.

William T. Rucker WHEREAS,

(hereinafter referred to as Merigager) is well and truty indebted un to Commercial Mortgage Company, Inc.

(hereinafter referred to as Mortgages) as evidenced by the Mortgager's premissery note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty-five Thousand Eighty-one and 96/100 ----Oollars (\$ 45,081.96) due and payable

in accordance with terms and conditions of a certain promissory note of even date herevith.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mertgagor's account for faxes, 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 indobted to the Mortgagoe at any time for advances made to or for his account by the Martgager, and also in consideration of the further sum of Three Dollars (\$3.00) to the Martgager in Send well and truly pold by the Mortgages at and before the sealing and delivery of these presents, the receipt whereat is hereby acknowledged, has gransed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Martgagee, its successors and as-

"ALL that certain piece, percel 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 on the northwestern side of Riley Road, being shown and designated as Lot No. 31 on plat of the property of Riley Estates recorded in the RMC Office for Greenville County in Plat Book BBB at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Riley Road at the joint front corner of Lots 30 and 31 and running thence with the lines of Lot No. 30, N. 64 W, 193.2 feet to a pin at the corner of Lot 33; thence with the line of Lot 33, S. 19-44 W. 99.9 feet to the corner of Lot 35; thence with the line of Lot 35, S. 64 E. 18.1 feet to pin on Riley Road; thence with the northwestern side of said Road, N. 26 E. 99.3 feet to the point of beginning.

This conveyance is made subject to any restrictions, reservations zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

This being the identical property conveyed to the Mortgagors herein by Deed of Donnie Eugene Edwards and Sandra D. Edwards, dated October 20, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1176 at Page 53 on the 22 day of October, 1982.

SSALL CAROLINA TAX COMMISSION DOCUMENTARY

Together with all and singular rights, members, herditaments, and appurtugences to 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 new 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 port of the rool estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mertgogoe, its beirs, successors and assigms, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right Pand 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 Mortgagor forever, from and against the Mortgagor and all persons whomspever family claiming the same or any part thereof.