MORTGAGE OF REAL ESTATE - TERRY E. HASKINS, Atty.

BOOK 1588 PAGE 639

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EQUATRADE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Melvin R. Launius, P.O. Box 5817, Station B, Greenville, South Carolina (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 THOUSAND AND NO/100THS ($20,000.00)---------- Dollars ($20,000.00---) due and payable

according to the terms of the promissory note signed of even date herewith, Principle and interest due and payable April 11, 1983

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, Chick Springs Township, about two miles West of Greer, on the Southeast side of U. S. Super Highway No. 29, and being shown and designated as Lots Nos. 1 and 2 on a survey entitled "Property of G. B. and Willie Mae Harrill," dated October 14, 1959, by H. S. Brockman, Surveyor, and having, according to said BEGINNING at an old iron pin on the right of way of U.S. Highway 29 , joint front corner with property now or formerly of T. D. Elmore, and running thence S. 32-33 E. 92.3 feet to an old iron pin; thence S. 24-23 E. 145.1 feet to an old iron pin; thence N. 66-47 E. 148.4 feet to an old iron pin; thence N. 23-54 W. 208.6 feet to an old iron pin on the right of way of U.S. Highway 29; thence along and with said right of way S. 67-30 W. 150.9 feet to an iron pin; thence N. 22-30 W. 25 feet to an iron pin; thence S. 67-30 W. 13 feet to the point of biginning.

This being the same property conveyed to the mortgagor in deed book 1175 at page 964 . Melva A. Williams recorded Oct. 20, 1982.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC 1 1982
08.00

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 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 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 whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC

4328 RV.2