EDDN 1598 FAGE 157

STATE OF SOUTH CAROLINA FILED

GREENVILLE OF SOUTH CAROLINA

COUNTY OF GREENVILLE OF STEEL 193

MORTGAGE OF REAL ESTATE

HAR 16 12 35 11 183 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE O. TAYACKSLEY

WHEREAS, Luther Murrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto P. O. Box 219, Mauldin, South Carolina 29662

(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-Three Thousand One Hundred Twelve and 00/100------ Dollars (\$ 23,112.00 ) due and payable in 72 equal installments of \$321.00 each, the first being due on Abril 10, 1083 and a like amount due on the 10th day of each month thereafter until paid in full; said payments including interest at the rate of 21% interest.

Amount advanced \$13,082.82

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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 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:

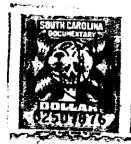
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

Located in the Northwestern side of Laura Lane (formerly Ecole Drive), being shown and designated as Lot Number 8 on Plat of Property of Ecole Acres, Section 1, said plat prepared by Campbell and Clarkson and dated October 9, 1972, and recorded in the RMC Office for Greenville County in Plat Book, 4-R at Page 47-A.

This is the same property conveyed to the mortgagors by deed of Joseph Alva and Mary Louise Niller recorded September 21, 1977 in Deed Book 1065 at Page 187, RMC Office for Greenville County.

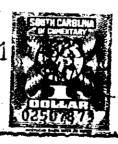
This is the same property conveyed to Luther Murrell by deed recorded herewith, from Sybil Murrell.

The attached call option provision is part of this mortgage deed of trust or deed to secure debt.















Together with all and singular rights, members, herditaments, 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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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