STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CREENVILLE HONGHESE PRESENTS MAY CONCERN:

ONNIE S. TAN. ERSLEY

WHEREAS. Joseph D. McCarrell, Jr. C.

thereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest

according to the terms of a note of even date executed by the Mortgagor, and in corporated herein by reference, but no later than March 17, 1988.

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WHEREAS, the Mortgagor may bereafter 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:

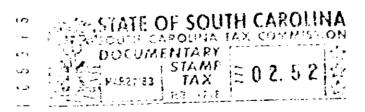
NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, containing 32.2 acres, more or less, near McCarrell Road, and being shown more fully on the tax maps for Greenville County as Lot 3, Block 1, Sheet 510.4.

THIS is the same property conveyed to the Mortgagor by deeds recorded in the RMC Office for Greenville County at Deed Book 1156, Page 600, and Deed Book 279, Page 304.

THIS property is conveyed subject to all easements, restrictions, rights-of-way, roadways, covenants, or other matters which would appear by examination of the premises or the public record herein.

Property conveyed by deed of Kathryn McCarrell Burton recorded at Deed Book 1156, Page 600 on Oct. 12,1981; by deed of ELIZA JANE McCarrell, et al. recorded in Deed Book 279, Page 304 on August 25, 1945.



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 heireinabove 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-K-X