MORTGAGE OF REAL ESTATE.

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STATE OF SOUTH CAROLINA

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MORTGAGE OF REAL ESTATE

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Little Hangle Land

COUNTY OF GREENVILLEBE NVILLE OF S.C. KAY 12 11 57 14 183 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. Francis RSLEY

WHEREAS.

Carolina Rentals, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Walter Brashier

(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 Sixty-Thousand and No/100ths

Dollars (\$60,000.00) due and payable

according to the terms of said note

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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 Mortgager 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, City of Mauldin and containing 3.16 acres as shown on a plat of survey for T. Walter Brashier dated March 1977 by W. R. Williams, Jr., R.L.S. (which was not recorded), and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Old Laurens Road, said iron pin being 160 feet northwest of a county road, and running thence along Old Laurens Road N. 42-03 W. for 353.1 feet to an iron pin; thence continuing along Old Laurens Road N. 40-24 W. for 83.5 feet to an iron pin to the corner of property of T. Walter Brashier; thence turning and running N. 58-48 E., for 367.4 feet to an iron pin along the right of way of U. S. Highway 276; thence turning and running along said right of way S. 30-39-30 E., for 413.2 feet to an iron pin at the joint rear corner of property of Smith; thence turning and running S. 55-34 W., for 284.1 feet to the point of beginning.

LESS: a .74 acre tract deeded to Kathy Anne Duncan, et al from T. Walter Brashier in deed book 1097 at page 437 recorded February 26, 1979 in the RMC Office for Greenville County.

LESS: that certain tract of land containing 0.53 acres and beginning at the intersection of Old Laurens Road and property of T. Walter Brasher and running thence S. 58-48 E., 180 feet to an iron pin; thence turning and grunning S. 31-12 E., 137.0 feet to an iron pin; thence turning and running s. 57-44 W., 155.7 feet to an iron pin; thence turning and running N. 42-03 W., 58.5 feet along Old Laurens Road; thence continuing with said Old Laurens Road N. 40-24 W., 83.5 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed from T. Walter Brashier dated and recorded simultaneously herewith in Deed Book 1138 at **Z**page 122.

It is understood by and between the parties hereto that Mortgagee will Grelease any part or portions of the mortgaged premises upon payment to Mortgagee of a sum equal to \$1.20 cents per square foot, provided however, othat such future releases follow the scheme shown in Exhibit 2 which is Nattached to and made a part of the Contract of Purchase between T. Walter Brashier and The Fidelity Company dated March 29, 1983, or that such future releases are agreed upon by and between Mortgagee and Mortgagor.

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 Moxigagor 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.