STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE VOL 1050 PAGE 697

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.
MAR 5 11 45 AM '84
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Iron Bridge, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Desmine B. Luthi

(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

Thirty-five thousand and No/00----------Dollars ($ 35,000.00) due and payable

As provided in a promissory note executed simultaneously herewith.

with interest thereon from as provided in said note at the rate of per annum per annum to be paid:

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

All that certain piece, parcel, or tract of land, with all improvements thereon or hereafter to be constructed theron, in Greenville Township, City View, county and state aforesaid, lying and being on the Northern side of Hampton Avenue Extension and having, according to a plat or survey entitled "Property of Nancy J. Smith", made by Jones Engineering Service dated April 22, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9-R, at Page 2[illegible], the following metes and bounds, to wit:

BEGINNING at a new pin on or near the Northern side of Hampton Avenue Extension 149.5 feet So theast from Kelly Avenue and running thence in a Northeastern direction N. 19-55 E. 134.89 feet to an iron pin; thence in a Southeastern direction S. 73-30 E. 151.6 feet to line of right-a-way of Southern Railroad; thence with the right-a-way of Southern Railroad S. 2-30 E. 160.7 feet to Hampton Avenue Extension; thence with the Northern side of Hampton Extension N. 68-50 W. 212.2 feet to the beginning point.

The above described property is the same conveyed to the Mortgagor(s) herein by deed of Charles Clardy, dated October 11, 1983, and recorded October 13, 1983 in the R. C. M. Office for Greenville County in Deed Book 1198 at Page 489.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAR-5 84
$14.00

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.