STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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DONNER S. A. J. CRSLEY

WHEREAS. LET'S DANCE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE R. WOOD and MARIAN E. WOOD

in monthly installments in the amount of One Hundred and 11/100 (\$100.11) Dollars beginning on the 1st day of April, 1984 and payments continuing in a like amount on the first day of each and every consecutive month thereafter for a period of 59 months until paid in full

with interest thereon from

date

at the rate of Twelve(12) per centum per annum, to be paid: together with principal

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 eccount 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, being located on the northeastern side of N. Laurens Road (old U.S. Hwy. No. 276) and shown as containing .24 acres on a plat prepared by C. O. Riddle, dated July 11, 1963, entitled "Property of J. R. Richardson, Sr. " and having, according to said survey, the following metes and bounds, to wit:

BEGINNING at a point on the northeastern side of N. Laurens Road, which point is located 176.1 feet southeast of the intersection of N. Laurens Road and Beechwood Drive and running thence along the line of a .66 acre tract, N 43-37 E 128.6 feet to a point on a road; thence turning and running along said road, S 31-20 E 90.8 feet to an old iron pin; thence turning and running with the property of D. L. Bramlett, Jr., S 42-30 W 103.5 feet to an old iron pin on N. Laurens Road; thence with the northeastern side of N. Laurens Road, N 47-30 W 89.7 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of George R. Wood and Marian E. Wood, to be recorded of even date herewith.

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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 r ich fixtures and equipment, other than the usual bousehold furniture, be considered a part of the real estate.

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 ir ree 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 whomseever lawfully claiming the same or any part thereof.

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