STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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, TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, HARRY L. TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

upon such time as the Mortgagor herein becomes deceased or ceases to own or occupy the premises described below, at such time the entire principal amount shall be due with no interest thereon,

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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, 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

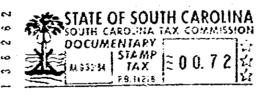
Greenville, being shown and designated as Lot 34, Section 2, on plat of Victor-Monaghan Mills, which plat is recorded in Plat Book S, at pages 179-181 in the RMC Office, and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed unto Harry L. Trammell and Inez B. Trammell by deed of J. P. Stevens and Co., Inc., recorded in Deed Book 382, at page 27, on May 18, 1949. Inez B. Trammell died in 1971 leaving her husband and one child, Harry L. Trammell, Jr. Harry L. Trammell, Jr. conveyed his interest in the property to his father, Harry L. Trammell by deed recorded in Deed Book 915, at page 300, on May 18, 1971.

Greenville County Redevelopment Authority Bankers Trust Plaza, Box PP-54 Greenville, South Carolina 29601

GREENVILLE OFFICE SUPPLY CO. INC.

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Together with all and singular rights, members, hereditiments, and apportenances to the same belonging in any way incident or appertishing, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attacked, connected, or fitted thereto in any manner; at being the intention of the parties hereto that all such futures and equipment, other than the usual household furniture, be considered a part of the roal estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, soccessors and assigns, forever.

The Modgagor covenants that it is lawfully secred of the premises beareinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encounter the same, and that the premises are free and clear of all liers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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