MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1694 PASE 735

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO. S.C.

WHEREASROBERT E. Beckham, Jr. & Sandra A. Beckham
DONNIE S. LANKERSLEY

(hereinafter referred to as Mortgagor) is well. McGruly indebted unto Mary Stuart Ivey Hitner

according to the terms of a note executed of even date herewith and incorporated herein by reference

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:

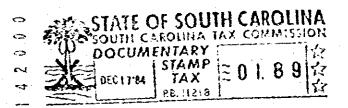
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration 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.

BEGINNING at a nail in Little Texas Road, about 200 feet east of Pinecrest Drive and running thence N. 2-01 W. 710.3 feet to a pin; thence S. 72-16 E. 208.2 feet to a stone and pin; thence S. 71-56 E. 67.7 feet to an iron pin; thence S. 00-39 W. 683.3 feet to a spike in Little Texas Road; thence with the road N. 82-08 W. 120.1 feet to a nail; thence N. 69-35 W. 117.8 feet to the point of beginning.

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

This is the same property conveyed to the Mortgagors herein by deed of Mary Stuart Ivey Hitner recorded in the RMC Office for Greenville County in Deed Book 228, at Page 99 on 26.



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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 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.