

Mortgagor's address: P. O. Box 6151, Sta. B., Greenville, SC 29606

State of South Carolina

County of GREENVILLE

MAIL 10.
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE S. C. 29603 Mortgage of Real Estate



BOOK 1574 PAGE 892

THIS MORTGAGE made this 9th day of July, 1982,

by Clayton Tile & Distributing Co., Inc.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville,
South Carolina 29602

WITNESSETH:

THAT WHEREAS, Clayton Tile & Distributing Co., Inc.
is indebted to Mortgagee in the maximum principal sum of Forty-Five Thousand and No/100-----
-----Dollars (\$ 45,000.00), which indebtedness is
evidenced by the Note of Clayton Tile & Distributing Co., Inc. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is July 9, 1987 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 45,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

ALL of that piece, parcel or tract of land with all of the improvements
thereon, situate, lying and being in the County of Greenville, State of
South Carolina, on the Woodruff Road, consisting of approximately 2.28
acres, and shown on a plat of the Property of Ethel J. Wright, dated
February 7, 1964, by C. O. Riddle, L. S., recorded February 21, 1964, in
the R.M.C. Office for Greenville County in Plat Book "FFF," at Page 51,
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodruff Road at the
joint front corner of property owned by Billy L. Wright and the property
described herein and running thence along the line of property owned by
Billy L. Wright N. 24-30 W. 413.7 feet to an iron pin; thence along the
line of property owned by Southern Cross Corporation N 75-47 E, 280.6 feet
to an iron pin; thence S 14-37 E, 407 feet to an iron pin on the northern
side of Woodruff Road; thence along the northern side of Woodruff Road S
75-47 W, 209,6 feet to an iron pin at the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed
from Robert M. Gillespie dated January 18, 1971, recorded in the R.M.C.
Office for Greenville County, South Carolina, on January 20, 1971, in
Deed Book 906, Page 614

This mortgage is second and junior in lien to that certain real estate
mortgage given by Robert Marion Gillespie to Carolina National Mortgage
Investment Co., Inc., dated July 13, 1967, in the principal sum of
\$20,000.00, recorded in the R.M.C. Office for Greenville County, South
Carolina, in Mortgage Book 1063, Page 233; said mortgage having been
assigned to Reliance Federal Savings and Loan Association of New York
on July 24, 1967, by Assignment recorded in the R.M.C. Office for Green-
ville County, South Carolina in Mortgage Book 1064, Page 432.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto);

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