

MORTGAGE OF REAL ESTATE

GREENVILLE S.C.

BOOK 1586 PAGE 349

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONN... BARRERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Douglas H. Becker and Sherry F. Becker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Insty-Prints, Inc., a Minnesota Corporation, in the amount of Twenty Four Thousand Three Hundred Fifty One and 79/100 (\$24,351.79) Dollars

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's Guaranty dated November , 1982 of a Note from Becker Enterprises, Inc. to the Mortgagee dated November , 1982, the terms of which are 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:

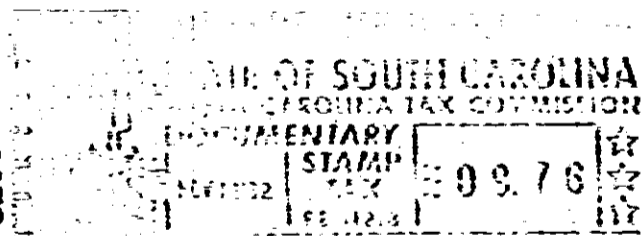
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, on the eastern side of Coach Hills Drive and being known and designated as Lot No. 143 of a subdivision known as COACH HILLS, according to a plat thereof prepared by Piedmont Engineers, Architects & Planners, dated September 26, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 85 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Davidson Enterprises, Inc., dated February 23, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1051 at Page 558 on February 24, 1977.

THIS is a second mortgage lien subject to that certain first mortgage to First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1390 at Page 7 on February 24, 1977 in the original amount of \$40,350.00.

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

4. 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.

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