

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MORTGAGE OF REAL ESTATE 1337-753

To All Whom These Presents May Concern:

Jack E. Hayes, herein called mortgagor,

SENDS GREETING:

WHEREAS, I Jack E. Hayes, am well and truly indebted to First National Bank of South Carolina in and by my certain promissory note in the sum of \$7,500.00 dated April 22, 1975; and,

WHEREAS, Wall Arts, Inc. is well and truly indebted to First National Bank of South Carolina in and by its certain promissory notes dated October 1, 1974, October 4, 1974, and October 14, 1974, the aggregate of said notes being the sum of \$22,500.00, which notes and indebtednesses evidenced thereby were modified and extended by Modification and Extension Agreement dated April 25, 1975; and,

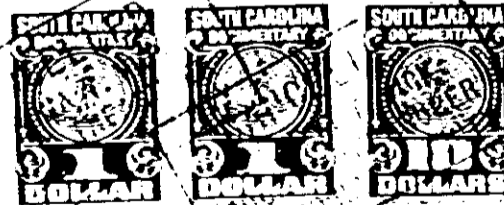
WHEREAS, Jack E. Hayes is a majority stock holder in Wall Arts, Inc.,

NOW, KNOW ALL MEN, That the said mortgagor, Jack E. Hayes, in consideration of the indebtedness referred to hereinabove and as an inducement to First National Bank of South Carolina to enter into said Modification and Extension Agreement and in order to secure the performance, terms and conditions and repayment of any and all funds disbursed under said obligations and in consideration of the further sum of \$3.00 to the said mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does hereby grant, bargain, sell and release unto First National Bank of South Carolina.

All that piece, parcel or tract of land described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the Rights, Members, Hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, its heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.



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