

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Irvine Street Realty Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank,
P. O. Drawer 69, Greenville, South Carolina, 29602,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

Thirty-Five Thousand Five Hundred Five & 12/100--Dollars (\$ 35,505.12) due and payable
as per the terms of said note executed of even date herewith,

with interest thereon from date ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ to be paid: according to
the terms of said note.

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, 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, on the northern side of Terrace Street, in the City of Greenville, being known and designated as a 25-foot portion of Lot 14, Lot 15, Lot 16, Lot 17 and Lot 18 as shown on a plat of Property of Sam Zimmerman, Jr., recorded in the RMC Office for Greenville County, S.C. in Plats Book O, at Pages 23 and 24, and having such metes and bounds as shown thereon. This being the property conveyed to the mortgagor by deeds of Ward S. Stone and Heyward McConnell recorded in the RMC Office for Greenville County, S.C. in Deeds Book 1054, at Pages 923 and 930, respectively.

ALSO, ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, S.C., and being more particularly described as Lot 44 as shown on a plat entitled "Subdivision for Abney Mills, Poinsett Plant, Greenville, S.C." made by Pickell & Pickell, Engineers, Greenville, S.C., March 5, 1959, and recorded in the RMC Office for Greenville County in Plats Book QQ, at Page 51; according to said plat, this property is also known as Lot 14 Willard Street and fronts thereon 73 feet. This being the identical property conveyed to the mortgagor by deed from Mary E. Bledsoe, dated April 26, 1977 and recorded in the RMC Office for Greenville County on April 6, 1977 in Deeds Book 1056, at Page 158.

ALSO, ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Greenville, Greenville County, S.C. and being more particularly described as Lot 62, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, S.C." made by Dalton & Neves, Engineers, Greenville, S.C., February 1959, and recorded in the RMC Office for Greenville County in Plats Book QQ, at Pages 56 and 59; according to said plat, this property is also known as No. 26 Bennett Street and fronts thereon 72 feet. This being the identical property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deeds Book 1053, at Page 946, on April 4, 1977.

ALSO, ALL that piece, parcel or lot of land situate, lying and being on Woodside Avenue in the City of Greenville, Greenville County, S.C., and known and designated as Lot 11 and 10 feet of Lot 12, adjoining, of a subdivision known as Donwood, plat of which is recorded in the RMC Office for Greenville County, S.C. in Plats Book A, Page 463, and having such metes and bounds as shown thereon. This being the identical property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deeds Book 1053, Page 946, on April 4, 1977.

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.

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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