MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Cordell P. Porter and Charles R. Barker

hereinafter referred to as Mortgagor) is well and truly indebted unto C. D. Bishop

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 Fifty-eight Thousand and No/100----------
---------- Dollars ($ 58,000.00 due and payable

on January 10, 1980.

with interest thereon from date at the rate of 8% per centum per annum, to be paid at maturity

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.

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as shown on survey for Cordell P. Porter, et al, prepared by W. R. Williams, Jr., RLS, dated January, 1979, containing .86 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Laurens Road (S.C. Highway 276), joint corner of property, now or formerly, of Spartan Leasing, Inc. 733.6 feet north of the intersection of Kellett and Laurens Road; thence with line of property, now or formerly, of Spartan Leasing, Inc., S. 44-27 W. 322.25 feet to an iron pin on line of property, now or formerly, of C. D. Bishop; thence with said Bishop line, N. 59-39 W. 108.6 feet to an iron pin on line of property, now or formerly of Ryan's Family Steak House; thence N. 44-49 E. 373.95 feet to an iron pin on Laurens Road, thence S. 23-53 E. 113.5 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of C. D. Bishop, of even date, to be recorded herewith.

3.20

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or in anywise incident or appertaining, and all of the rents, issues, and profits which may arise or flow from the premises and buildings, improvements, and fixtures hereinafter erected or located thereon, or any part thereof, or any right thereunto belonging or appertaining, and all fixtures now or hereafter attached to or used in connection with the premises, it being agreed that all fixtures and equipment other than the mortgagor's personal property shall be deemed to be a part of the realty.

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 conveyed in fee simple absolute, that it has good right and lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as otherwise noted herein. The Mortgagor further covenants to warrant and forever defend all the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

RV.2