MORTGAGE OF REAL ESTATE-Prepared by WILKINS & SOLKINS, Attorneys at Law, Greenville, S. C. 3001 1534 FAGE 153

STATE OF SOUTH CAROLINA COUNTY OF CREENVILLE

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

WHEREAS, R & B CONSTRUCTION, INC.,

(hereinaster referred to as Mortgagor) is well and truly indebted unto WESTMINSTER COMPANY, INC.,

(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

FIVE THOUSAND & NO/100---------- Dollars (\$ 5,000.00 with no interest, to be paid in full on Sept. 1, 1981, or within forty-five (45) days of the Agreement to Purchase and Sell Real Estate entered into between the parties hereto of even date herewith becoming null and void, whichever date shall sooner occur.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe'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 southern side of Thompson Road (also known as Duncan Chapel Road), containing 7.797 acres, more or less, and being shown on the Greenville County Tax Maps as Sheet 434, Block 1, Lot 8.1.

This is the same property conveyed to R & B Construction, Inc. by Pearl R. Langford by deed dated and recorded August 5, 1980 in deed volume 1130 at page 492 in the RMC Office for Greenville County, S. C.

MORTGAGEE'S ADDRESS: PO Box 16449, Station B, Greenville, SC 29606.

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 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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