STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE OS.C. MORTGAGE OF REAL ESTATE BOOK 15 10 PAGE 317

COUNTY OF GREENVILLE OS.C. MORTGAGE OF REAL ESTATE BOOK 15 10 PAGE 317

DOWN RSLEY

WHEREAS, James Riddle and Betty Riddle

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville County Redevelopment Authority

(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, Six Hundred Seventy Three and sixty/100-upon demand, which shall be at such time as James and Betty Riddle becomes deceased or ceases to own or occupy the premises. At such time, the principal shall be due in full with no interest thereon.

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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 lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Cardwell Street and being known and designated as Lot 33 on a plat of Section 6, Dunean Mill recorded in the RMC Office for Greenville County, in Plat Book "S" at Page(s) 172-177, and being shown on a more recent plat entitled "Property of John A. Cope", prepaired by Carolina Surveying Company dayed September 13, 1973, recorded in the RMC Office for Greenville County in Plat Book "6T" at Page 48 and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and reghts-of-ways appearing on the property and/or of record.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from John A. Cope recorded in Deed Book 1136 at Page 509 on October 31, 1980 in the RMC Office for Greenville County, South Carolina. Betty Riddle purchased the property (one-half interest) from her husband, James Riddle, to be recorded herewith in the RMC Office for Greenville County, South Carolina.

DOCUMENTARY STAMP STAMP

Greenville County Redevelopment Authority Bankers Trust Plaza Box PP-54 Greenville, South Carolina 29601

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 rich 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 heireinabove described it ree 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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GREENVILLE OFFICE SUPPLY CO. INC.