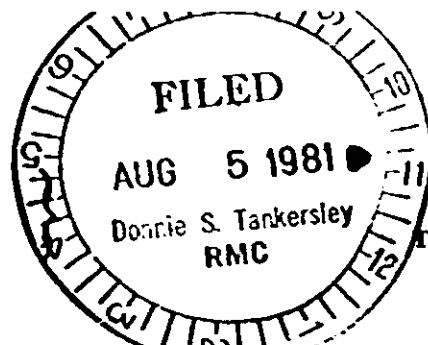


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1549 PAGE 130

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Wesley M. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards, Inc.

309 E. Randall St
Greer SC 29651

(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 SIX THOUSAND and No/100

----- Dollars (\$ 6,000.00) due and payable
in 24 equal monthly installments of \$293.04 each, beginning September 1,
1981, and continuing in like amount on the first day of each month there-
after until paid in full.

with interest thereon from date hereof at the rate of 15.75% per centum per annum, to be paid: monthly

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, in Chick Springs Township, near Fairview Baptist Church, lying on the west side of the road which leads from Greer-O'Neal Highway by Fairview Baptist Church and to Chick Springs, and also lying on the north side of Crain Drive, being all of Lots 48, 49, 50, 51 and 52 on plat of property made for the John B. and Mencie N. Crain Estates by H. S. Brockman, Surveyor, dated May 12, 1948, and having the following courses and distances:

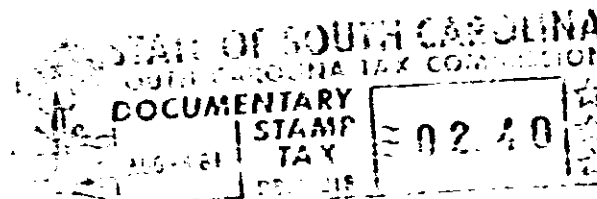
BEGINNING at an iron pin on the old road bed, corner of Perry Smith's land, and runs thence with the line of Perry Smith, N. 65.07 W. 317.54 feet to a stake, joint corner of Lots 47 and 48; thence with the common line of Lots 47 and 48, S. 29 W. 347.5 feet to a stake on the north edge of Crain Drive; thence with the northern side of Crain Drive, S. 61 E. 256 feet to a stake at the intersection of the aforesaid road; thence along the western edge of said road, N. 57.18 E. 257.8 feet to a stake in old road bed; thence therewith, N. 8.54 E. 150 feet to the beginning corner.

ALSO: All that certain piece, parcel or lot of land situated on the southwest side of State Highway No. 101 at the intersection of the road leading therefrom to Fairview Baptist Church, about 1½ miles northwestward from the City of Greer, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 62 of the John A. Smith Estate, and having the following courses and distances, to-wit:

BEGINNING at the intersection of said roads, and running thence S. 20 feet and S. 46 W. 82.2 feet along the road leading to the church; thence N. 12.40 E. 151 feet to iron pin; thence N. 53.45 W. 23 feet to edge of Highway 101; thence along said Highway, S. 11.45 E. 90 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Alvin B. Edwards, dated April 22, 1980, and recorded August 11, 1980, in Greenville County Deed Book 1130 at Page 838.

Mortgagee's address: 309 E. Randall Street, Greer, S. C., 29651



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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