

Mortgagee's address: c/o Tish Warren - Goldsmith, Inc. - 2302 Wade Hampton Blvd. Greenville, S.C. 29615

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1553 PAGE 845

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TO ALL WHOM THESE PRESENTS MAY CONCERN.

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, John Steve Warren

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul L. Wiget

(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 Twenty-Three Thousand Nine Hundred Fifty-Five and 29/100----- Dollars (\$23,955.29) due and payable as per the terms of that promissory note dated August 7, 1981

with interest thereon from date at the rate of 13% per centum per annum, to be paid: upon 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:

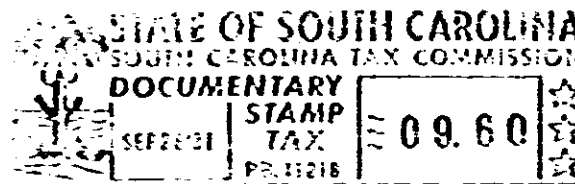
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL those pieces, parcels or lots of land, together with all buildings and improvements, situate, lying and being on the eastern side of North Main Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as the northern portion of Lot No. 11 and all of Lot 12 of Block H on a plat of NORTHGATE PROPERTY OF UTOPIAN DEVELOPING CO., made by C.M. Furman, Jr., Surveyor, revised by R.E. Dalton, in May, 1939, recorded in the RMC Office for Greenville County, S.C., in Plat Book M, Page 13, and having according to said plat and a more recent plat of the Property of William M. Grant, Jr., made by Freeland & Associates, Engineers, dated July 27, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Main Street at the joint front corners of Lots Nos. 12 and 13, Block H, said iron pin being located 300 feet south from the intersection of the right of way of North Main Street with East Avondale Drive, and running thence along the line of Lot 13, S. 74-35 E. 200 feet to an iron pin; thence along the rear lines of Lots Nos. 30, 31, and 32, of Block H, S. 15-20 W. 125 feet to an iron pin in the line of Lot No. 11; thence through Lot No. 11 and with the line of property owned by Sherman, N. 74-40 W. 200 feet to an iron pin on North Main Street; thence along the eastern side of North Main Street, N. 15-20 E. 125.3 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of the mortgagee herein as recorded in Deed Book 1155 at Page 902, in the RMC Office for Greenville County, S.C., on September 20, 1981.

THIS is a second mortgage



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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