STATE OF SOUTH CAROLINA COUNTY OF GREENVILLED

S. C. 21 AM 182

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Ben E. Sanders

date

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hobbs Clayton, Lynn Road, Route 2, Taylors, S. C. 29687

(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 Thousand and No/100------ Dollars (\$ 20,000.00) due and payable on or beofre December 28, 1982,

with interest thereon from

at the rate of 1

per centum per annum, to be paid: semi-annually

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagoe 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, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being triangular in shape, containing .80 acres in Austin Township 1.5 miles southeast of Mauldin on the southwest side of Route 276 in Greenville, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the 125-foot right of way for Route 276 and running along said right of way S. 34-19 E. 300 feet more or less to an iron pin on right of way line; thence S. 83-17 W. 83.8 feet more or less to an iron pin; thence S. 86-03 W. 180.2 feet more or less to an iron pin; thence N. 19-12 E. 286 feet more or less to the point of beginning. Bounded on the northeast by Route 276, on the southwest by lands now or formerly of Bobbie Jean and Joe R. Garreet, on south by lands now or formerly of Mrs. Florrie E. Greer.

This is the same property conveyed to Ben E. Sanders by Thomas Calvin Kellett, et ux, by deed recorded in the R.M.C. Office for Greenville County. S. C. in Deed Book 1137, at page 563, on November 19, 1980.

This is a second mortgage, being junior in lien to that certain mortgage givey by Ben E. Sanders and Ellen S. Sanders to American Federal Savings and Loan Association recorded in the R.MC. Office for Greenville County, S. C. in Mortgage Book 1556, at page 660 on October 30, 1981.

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Together with all and singular rights, members, hered-timents, 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 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 premies unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully soized 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 Mortgagoe forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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