STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

10 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B.J. Fuller and Freida S. Fuller

(hereinaster referred to as Mortgagor) is well and truly indebted unto Carolina National Bank

according to the terms of the note of even date herewith which are incorporated herein by reference.

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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 piece, parcel or lot of land being in Ward 2, City of Greenville, County of Greenville, State of South Carolina, on Pettigru Street, and being known and designated as Lots No. 3 of Block 14 of Boyce Addition to the City of Greenville, and has, according to said plat, the following metes and bounds, to wit:

BEGINNING at the joint front corner of Lots 2 and 3 on the southern side of Pettigru Street and running thence S. 15 E. 196 feet along Lot 2 to an iron pin in the line of Lot No. 5; thence running N.76-45 feet E. 66 feet 8 inches to an iron pin, corner of Lots Nos. 3, 4, and 5; thence running N. 15 W. 196 feet along Lot No. 4 to an iron pin on Pettigru Street; thence running along Pettigru Street S. 76-45 W. 66 feet 8 inches to the point of the beginning.

THIS being the same conveyed to B.J. Fuller and Frieda S. Fuller by deed of Heritage Development Corporation dated and recorded June 9, 1976 in Deed Book 1037 at Page 669 in the RMC Office for Greenville County.

Mortgage Address: Corolina valund Bank, Brewer 32, Easley, S. C. 21640

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appercausing, and all of the reats, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fratures now or neresiter 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 the simple absolute, that it has good right out is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liers and encumbrances except betas provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor further, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

(C)

THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.