reenville,
MORTGAGE OF REAL ESTATE

CRF = NUME CO. S. C. MORTGAGE OF REAL ESTATE

PRESENTS MAY CO. 335 Greenacre Road, Greenville, SC 2960/ 201 East North Street Greenville, SC 29601 ONNIE STANKERSLEY

MORTGAGE O. ...

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

R.M.C. 300x1579 EAGE 467 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

WHEREAS,

The Noah Robinson Company, Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Phillis Wheatley Community Association (formerly Phillis Wheatley Home Association), its successors and assigns,

(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

Thirty-Six Thousand and NO/100 ------ Dollars (\$36,000.00) due and payable

ACCORDING TO THE TERMS OF A PROMISSORY NOTE EXECUTED HEREWITH

XXCERCICE CONTROL OF THE CONTROL OF

Harry C. Walker, Accouncy

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 Mortgager 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, on the north side of East Broad Street in the City of Greenville and having, according to a survey made by R. E. Dalton, Engineer, on February 4, 1943, the following metes and bounds, to-wit:

BEGINNING at the corner of a wall on the north side of East Broad Street, said corner being 182 feet east of the intersection of the north side of East Broad Street with the east side of Falls Street, and running thence with the north side of East Broad Street S. 66-48 E. 205.3 feet to the intersection of the north side of East Broad Street with the west side of Boyce Street; thence with the west side of Boyce Street N. 6-49 E. 136.7 feet to a point in the line of property now belonging to the C. & W. C. Railway Co.; thence with said property line N. 67-05 W. 166.8 feet to a point on a wall; thence S. 23-12 W. 130.2 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by the Mortgagee by deed dated June 20, 1982 and recorded herewith in the RMC Office for Greenville County on June /, 1982, in Book 1/73 at Page 1/27.

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 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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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