MORTGAGE OF REAL ESTATE -

BOOK 1588 PAGE 157

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.
DEC 7 11 03 AM '82
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Joe L. Ledbetter

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest

(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 Fifty-two Thousand Six Hundred Sixteen and 50/100 Dollars ($ 52,616.50) due and payable

December 1, 1987

with interest thereon from January 1, 1983 the rate of 14% 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, situate, lying and being near the White Horse Road, and being more particularly described according to a plat thereof made by Terry T. Dill, dated July 23, 1962, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of this property and that of Walter E. Greene and Billie A. Ledbetter, and running thence with the common line of this property and that of Walter E. Greene N 78-15 W 801.2 feet to an iron pin on the southern side of Ledbetter Road; thence continuing N 78-15 W to the center of Ledbetter Road; thence N 56-00 E 323.4 feet to an iron pin on the northern side of Ledbetter Road; thence N 70-00 E 135.3 feet to an iron pin on the north side of Ledbetter Road; thence N 64-00 E 239 feet to an iron pin at the northwestern corner of Ledbetter Road (also known as Highway 23-268), and a county road; thence back across Ledbetter Road S 19-05 E 525.6 feet to an iron pin, the point of beginning, and containing 4.35 acres, more or less and being almost triangular in shape.

This being the same property conveyed to the mortgagor herein by deed of Homer Ledbetter recorded in the RMC Office for Greenville County at Deed Book 890, Page 256 on May 21, 1970.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
PAID
$21.05

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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

4328 RV.2