MORTGAGE OF REAL ESTATE - TERRY E. HASKINS, ATTORNEY

GREENV FOR SOUTH CAROLINA COLIS A 16 BH 102 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCH HOST GOODS Address: State Park Rd.

Greenville, SC. 29609

WHEREAS, BERTHOLD W. RUMMINGER AND FRIEDA K. RUMMINGER, by their respective attorneys-in-fact,

thereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM G. GALUSHA AND MARIE LUCILLE GALUSHA

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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 certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing 0.69 acres, more or less, on the northeastern side of Paris Mountain State Park Road, and having according to a plat prepared by Freeland and Associates, August 26, 1983 entitled "Property of B. W. Runninger" recorded in the RMC Office for Greenville County in Plat Book X, at Page X, the following metes and bounds:

BEGINNING at an iron pin at or near the center of Paris Mountain State Park Road at the joint front corner of property now or formerly of William G. Galusha and Marie L. Galusha and running thence along said road N. 44-45 W. 14.68 feet to an iron pin; thence N. 30-14. W. 41.95 feet to an iron pin; thence N. 13-39 W. 48-82 feet to an iron pin; thence N. 1-02 W. 60.52 feet feet to an iron pin at the joint front corner of property now or formerly of J. J. Green; thence running along the line of that property N. 87-37 E. 25:10 feet to an iron pin; feet to an iron pin; thence S. 59-34 W. 364.07 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor by deed of William G. Galusha and Marie Lucille Galusha, dated August 31, 1983 and recorded in Deed Book 1196 at Page 46.

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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.

1328 W.Z.