

MORTGAGE OF REAL ESTATE

BOOK 1565 PAGE 313

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
OCT 3 1983
1 54 PM '82
DONNIE TANKERSLEY
R.M.C.

BOOK 82 PAGE 084

WHEREAS, Jerry W. McCullough, as guarantor of a note of Q Systems, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Capital Bank and Trust, P.O. Box 485, Piedmont, SC 29673

(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 Ten Thousand Dollars (\$ 10,000.00) due and payable

sequently amended by Third Amendment recorded November 3, 1978 in Deed Volume 1091, Page 223; that the Declarant assigned the above number by document recorded November 8, 1979, in the RMC Office for Greenville County, South Carolina, in Deed Volume 1115, Page 207.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Nelson and Putman Builders, A Partnership, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1121, Page 384, on February 29, 1980.

This mortgage is junior and second in lien to that certain note and mortgage given to South Carolina Federal Savings and Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1496, Page 832 on February 29, 1980.

10939

60-3-583

2 MR 892 1061

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
MAR-522

FILED
OCT 3 1983
Donnie S. Tankersley

CAPITAL BANK AND TRUST
PAID AND SATISFIED IN FULL
Date 7-27-83
Witness J. J. McIntosh Sr. & P. J. [Signature]

12-0000
3000-300 763 011

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 whatsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

4328 MAR