MORTGAGE OF REAL ESTATE. STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE GREENVILLE CO. S.C. COUNTY OF GREENVILLE Let Welken, Welken PA MAR 14 2 48 PM '84 WHEREAS, Paul Mossitaonine sand white Tigue (bereinafter referred to as Mortgagor) is well and truly indebted unto Ronald Hughey (hereinalter referred to as Mortgagee) as evidenced by the Mortgagoe's promissory note of even ate herewith, the terms of which are incorporated berein by reference, in the sum of Thirty-three Thousand and no/100------Dollars (\$ 33,000.00) due and payable thence N. 7-24 E. 75 feet to a point; thence S. 83-26 E. 93.3 feet to a point on Sirrine Street; the nee with the said street S. 6-39 W. 75.0 feet to the point of beginning. THIS conveyance is subject to all easements, restrictions, rights-of-way, of the public O roadways, or other matters which may appear by examination of the public record or the premises herein. THIS being the same property conveyed to the Mortgagor herein by deed of Ronald Hughey, recorded in the RMC Office for Greenville County in Deed Book ____, Page ___ on MARCH 14 ____, 1984. 1) The Mortgagor has the right to pay the mortgage balance in full at any time, without penalty. 2) The Mortgagee will allow the assumption of this mortgage and the note it secures under the same terms. 3) The Mortgagor shall have a thirty (30) day grace period in which to make any payment. \$4) The Mortagor may have the privilege of making payments in advance, SATISFIED AND PAID IN FULL THIS RONALD HUGHEY WITHESSES: Beetlie

Together with all and singular rights, members, hereditiments, and appointenances to the same belonging in any way incident or appertuning, 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 bousehold 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 Montgagor covenants that it is lawfully seized of the premises betreinabove described in fee simple absolute, that it has good right and is Claufully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided a. 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.