STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

COLOR SMORTGAGE OF REAL ESTATE

200K 1510 FAGE 998

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RSL

WHEREAS, Leroy B. Best and Beatrice Best

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carroll Rogers

as provided for in Promissory Note executed of even date herewith.

KONS NEWSCHOOLSCHOOL

XXXXXXXXX

SDEKSEKKERSKKERSKERSKERSKER

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 east side of Somerset Avenue and being known and designated as forty (40) feet of Lot No. 80 and eleven (11) feet of Lot No. 81 of Anderson Road known as Highway 81, Highlands Community, plat of which was prepared by Dalton and Neves, in 1939, recorded in the RMC Office for Greenville County in Plat Book J at Page 157, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Somerset Avenue and running thence along said Avenue, S.47-20 E. 90 feet to an iron pin on Hodge Street; thence along the western side of Hodge Street, S.42-40 W. 150 feet to an iron pin at the rear corner of Lot 46; thence along rear line of Lots 46 and 47, N.47-20 W. 90 feet to rear corner of Lots 79 and 89; thence N.42-40 E. 150 feet to the beginning point.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Rosemarie Phillips recorded in the RMC Office for Greenville County in Deed Book 1071 at Page 384 on January 5, 1978.

THE mailing address of the Mortgagee herein is:

20 Dargan Avenue Greenville, S. C. 29611

Together with all and singular rights, members, hereditiments, and appurtenances to the same belonging in any way incident or appertining, 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 right 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 it 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 that 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 harfully claiming the same or any part thereof.