LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

MOST gagee's address: c/o Cemp B. Garrison
Route 3

Fasley S.C. 29640

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

808/ 1526 236772

WHEREAS, WALTER SCHMIDT, JR.

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

Karen Marshall Hall and Rachel Cely Hall

as provided for in promissory mote of even date herewith,

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 Mortgagoe 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 released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, 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 on the Northern side of Conestee Road (S. C. Highway 27), being shown and designated as Property of Walter Schmidt, Jr., prepared by Jones Engineering Services, dated 11/20/80, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-I at page 14, containing 204.6/acres, according to said plat and having such metes and bounds as shown thereon, reference to said plat being made for a complete description.

This is the same property conveyed by Deed of Jean Wichman Garrison, et al recorded December 5, 1980 in Deed Book 1138 Page 523.

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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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

STO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

Othe Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and a 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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