STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

AFR 15 3 23 AH '81 MORTGAGE OF REAL ESTATE BOOK 1538 PAGE 366

DONNER STANFERSLEY. WHOM THESE PRESENTS MAY CONCERN: R.H.C

WHEREAS, Marvin W. Hambleton and Elizabeth E. Hambleton (hereinafter referred to as Morigagor) is well and truly indebted unto Garrett Associates, Inc.

on or before April 13, 1982 at the rate of 18% per annum for the first quarter and each quarter thereafter the said interest rate shall be computed on the bases of 1% above the prime interest rate at C & S Bank at that time.

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WHEREAS, the Mortgagor may hereafter 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

ALL that certaon piece, parcel or tract of land, with all improvements thereon or hereafter constructed thereon, situtae lying and being in the State of South Carolina, County of Greenville, and being known and designated as Tract 2, and being shown on Plat entitled "Lloyd A. Smith Life Estate, Tract 2" as prepared by Freeland & Associates, dated October 24, 1979 and recorded in the RMC Office for Greenville County,, South Carolina, in Plat Book 8M at Page 67.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from the Master in Equity recorded in Deed Book 1145 at Page 714 in the RMC Office for Greenville County, South Carolina, on April 6, 1980.

Garrett Associates, Inc. Box 572 Taylors, South Caorlina 29687

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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 attacked, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all rich 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 ir 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.

CORECTIVITE OFFICE SUPPLY CO INC.

orporated PO

4328 RV-2