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STATE OF SOUTH CAROLINA

GOVERNMENT CO. S. C.

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville STANKERSLEY

DONN.:

STANKERSLEY

WHEREAS. Robert Strum

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carlos G. Smith and Zora S. Smith

according to the terms of that certain note dated September , 1980.

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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 Mortgagee 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 and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, 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 lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 32, Block B, Woodland Subdivision, as shown on plat thereof recorded in Plat Book J at pages 70-71 of the R.M.C. Office for Greenville County, South Carolina, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagor herein by deed of Carlos G. Smith and Zora S. Smith of even date to be recorded simultaneously herewith.

DOCUMENTARY STAMP TAX COMMISSION STAMP TAX

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 ruch fixtures and equipment, other than the fixture, be considered a part of the real estate.

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GREENVILLE OFFICE SUPPLY CO. INC.

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 ree 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.