MORTGAGE OF REAL ESTATE -

BOOK 1609 FAGE 403

STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE TYALL WHOM THESE PRESENTS MAY CONCERN

John S. Sizemore and Marise E. Sizemore

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. Leonard Rothstein and Debra J. Rothstein, (Same as Debbie Rothstein),

5132 Flint Ridge Court, Raleigh, N. C. 27609 (bereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

--THREE THOUSAND SEVEN HUNDRED EIGHTY AND NO/100thsDollars (\$3,780.00) due and payable

with interest thereon from

date

at the rate of eleven

per centum per annum, to be paid:

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 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 Mortgager 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 10, as shown on a plat of the subdivision of OAK FOREST, Section I, which is recorded in the Office of the R.M.C. for Greenville County, S. C. in plat book 6-H at page 30.

THIS x is x ax portion x of x thex property zeon reged x to z thez grant or z by x Marion x Harrisxbyzdeedxdetedxoctoberx312x1927zendzrocordedxNovenborz12x1977zx inx deed a volume x 106 a a tx parex 680 x 1 n z the z Office x of z the z K z K z K z K z K z K z K z K z K z vilia recount by escate and exexpanse year subgrees any esterior exemper reservationsxx zoning zordinance zxze a sexent szand zorx zight szorx wayx that x nayx appearx of zrecordx on z the zrecorded x plat x or x on x hex brenises x ::

It is understood that this mortgage is a third mortgage. Mortgagors may not assign or sell or allow any third party to assume this mortgage. Any attempt to do so shall entitle the Mortgagees to accelerate the payment of principal and all accrued interest,

Being the same conveyed to the Mortgagors by Deed of H. Leonard Rothstein and Debbie Rothstein to be recorded herewith.

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 such fixtures and equipment, other than the Ausual 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 scized 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. CHARACTER OF STATE OFFICE SUPPLY CO. INC. OF STATE OF STA

SALE SHOOMS AND AREA OF