STATE OF SOUTH CAROLINA HOW 0 11 32 AM '83 MORTGAGE OF REAL ESTATE VOL 1634 PAGE 41 COUNTY OF Greenville JUNNIL S. HAVER S. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. James Pollard, Jr. and Carolyn B. Pollard

(hereinaster referred to as Mortgagor) is well and truly indebted unto Luthi Mortgage Co. Inc.

As provided in a promissory note executed simultaneously 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 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 being shown and designated as Lot No. 57 on a Plat of Vardry Vale, Section II by Campbell and Clarkson, Surveyors dated March 17, 1969 recorded in the RMC Office for Greenville County in Plat Book WWW at page 53 and by a more recent plat of property of James Pollard, Jr. and Carolyn B. Pollard dated March 20, 1978 prepared by Carolina Surveying Company and having according to the more recent plat, the following mates and bounds, to wit:

BEGINNING at an iron pin on the northwestern edge of Vedado Lane at the joint front corner of Lots 56 & 57 and running thence with the joint line of said lots, N. 56-01 W., 150.0 feet to an iron pin; thence N. 33-59 E., 90.0 feet to an iron pin on Vesta Drive; thence with the edge of Vesta Drive, S. 56-01 E., 70.0 feet to an iron pin; thence continuing with Vesta Drive, S. 53-11 E., 55.1 feet to an iron pin at the intersection of Vesta Drive and Vedado Lane; thence with said intersection, S. 7-50 E., 37.4 feet to an iron pin being the point of beginning.

The above described property is the same conveyed to the mortgagors herein by Bobby G. Sexton and Company, Inc. by deed dated March 20, 1978 in the RMC Office for Greenville County in Deed Book 1075 at page 670 and recorded on March 21, 1978.

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

GREENVILLE OFFICE SUPPLY CO. INC.

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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 in fee simple absolute, that it has good right and is flawfully 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.