MORTGAGE OF REAL ESTATE -

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS. Jeffery W. Snipes and Kimberly A. Dorsey

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. D. Burns

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:

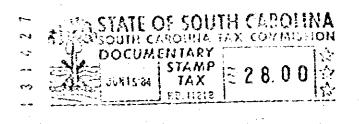
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or lot of land, situate, lying and being on the southern side of Laconia Drive, in the State of South Carolina, County of Greenville, being shown and designated as Lot 23 on a Plat of HAMPSHIRE HILLS, recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 44, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Laconia Drive at the joint front corner of Lots 22 and 23, and running thence along said Drive, N. 66-34 E. 120 feet to an iron pin at the joint front corner of Lots 23 and 24; thence along the common line of said Lots, S. 23-26 E. 215 feet to an iron pin at the joint rear corner of said Lots; thence along the common line of Lots 20 and 23, S. 66-34 W. 120 feet to an iron pin at the common corner of Lots 20, 21, 22 and 23; thence along the common line of Lots 22 and 23, N. 23-26 W. 215 feet to an iron pin, the point of beginning.

THIS conveyance is subject to all plats, covenants, restrictions, setback lines, roadways, easements, zoning ordinances and rights of way affecting the above described property.

THIS is the same property conveyed to the Mortgagors herein by deed of Nancy P. Kelly Smith dated www 15,1984, recorded in the RMC Office for Greenville County in Deed Book 12,5, at Page 46.



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.

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 heireinabovar described in 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.

GREENVILLE OFFICE SUPPLY CO. INC

1328-11-20