

REAL ESTATE MORTGAGE AGREEMENT  
R. M. C.

In consideration of such loans and indebtedness as shall be made by or become due to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (hereinafter referred to as "Bank") to or from the undersigned, jointly or severally, and until all of such loans and indebtedness have been paid in full, or until twenty-one years following the death of the last survivor of the undersigned, whichever first occurs, the undersigned, jointly and severally, promise and agree

1. To pay, prior to becoming delinquent, all taxes, assessments, dues and charges of every kind imposed or levied upon the real property described below; and
2. Without the prior written consent of Bank, to refrain from creating or permitting any lien or other encumbrance (other than those presently existing) to exist on, and from transferring, selling, assigning or in any manner disposing of, the real property described below, or any interest therein; or any leases, rents or funds held under escrow agreement relating to said premises; and
3. The property referred to by this agreement is described as follows:

All that certain piece, parcel or lot of land on the Southwestern side of Galax Drive in the County of Greenville, State of South Carolina, known and designated as Lot No. 27, Section Two, Richmond Hills Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book JJJ at Page 81 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwestern side of Galax Drive at the joint front corner of lots Nos. 27 and 28 and running thence with the line of Lot 28S. 54-37 W. 150 feet to an iron pin; thence N. 35-23 W. 100 feet to an iron pin at the corner of Lot 26; thence with the line of Lot 26 N. 54-37 E. 150 feet to an iron pin on Galax Drive. That if default be made in the performance of any of the terms hereof, or if default be made in any payment of principal or interest, on any notes hereof or hereafter signed by the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to arise from said premises to the Bank and agrees that any judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the described premises, with full authority to take possession thereof and collect the rents and profits and hold the same subject to the further order of said court.

4. That if default be made in the performance of any of the terms hereof, or if any of said rental or other sums be not paid to Bank when due, Bank, at its election, may declare the entire remaining unpaid principal and interest of any obligation or indebtedness then remaining unpaid to Bank to be due and payable forthwith.
5. That Bank may and is hereby authorized and permitted to cause this instrument to be recorded at such time and in such places as Bank, in its discretion, may elect.
6. Upon payment of all indebtedness of the undersigned to Bank this agreement shall be and become void and of no effect, and until then it shall apply to and bind the undersigned, their heirs, legatees, devisees, administrators, executors, successors and assigns, and inure to the benefit of Bank and its successors and assigns. The affidavit of any officer or department manager of Bank showing any part of said indebtedness to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this agreement and any person may and is hereby authorized to rely thereon.

Witness James Paige James W. Counts (L. S.)  
 Witness M. H. Kyser Toni Counts (L. S.)

Dated at: Greenville, S.C.  
3-16-71  
Date

State of South Carolina

County of Greenville

Personally appeared before me James Paige (Witness) who, after being duly sworn, says that he saw the within named James W. & Toni Counts (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with M. H. Kyser (Witness) witnesses the execution thereof.

Subscribed and sworn to before me  
this 16 day of March, 1971  
Michael R. Davis

Notary Public, State of South Carolina  
My Commission expires at the will of the Governor

1-13-86

Drive; thence with Galax Drive S. 35-23 E. 100 Feet to the point of beginning.

Recorded March 22, 1971 At 4:00 P.M. # 21973