

MORTGAGE OF REAL ESTATE

WALKER, FINE & CROSSLAND CO., CHARLESTON, S. C. 14888-2-12-40

STATE OF SOUTH CAROLINA,) See Agreement Re modification of note + mortgage
COUNTY OF GREENVILLE.) See R. M. C. Book 372. Page 44.

THIS SUPPLEMENTAL MORTGAGE, Made and entered into on this the 30th day of June, 1942, by and between UNIVERSITY RIDGE HOMES, INCORPORATED, a corporation chartered and existing under the laws of the State of South Carolina, hereinafter referred to as "the mortgagor", and THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, a corporation chartered and existing under the laws of the United States of America, having an office at Greenville, South Carolina, hereinafter referred to as "the mortgagee", (which designations shall also include the respective heirs, executors, administrators and assigns and the successors in interest of the parties),

WITNESSETH

That Whereas, on September 29, 1941, the mortgagor executed and delivered to the mortgagee a mortgage bearing said date, in the sum of One Hundred Sixty Thousand and no/100 (\$160,000.00) Dollars, said mortgage being recorded in the R. M. C. Office for Greenville County, South Carolina, on October 4, 1941, in Book 306, page 121, and

Whereas, the mortgagor has acquired certain additional property adjoining the property described in the above-mentioned mortgage, dated September 29, 1941, and,

Whereas, it has been agreed that said additional property hereinafter described be conveyed to The South Carolina National Bank of Charleston as further and additional security for the indebtedness hereinbefore referred to;

NOW, WHEREFORE, pursuant to resolutions of the preferred and common stockholders of University Ridge Homes Incorporated, unanimously adopted at a meeting duly called and held June 1942 and at which more than a majority of each class of stock was represented, and pursuant to resolutions of the Board of Directors unanimously adopted at a meeting duly called and held June 30, 1942, and in consideration of the premises, and the further consideration of Ten (\$10.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, the mortgagor does by these presents grant, bargain, sell and release unto the said, The South Carolina National Bank of Charleston, as further and additional security to the said indebtedness, the following described real estate situated in Greenville Township, Greenville County, State of South Carolina:

Beginning at a point in the center of a branch, which point is N. 28-32 E. 73 feet from the Southern most point of the property deeded by M. C. Davenport to University Ridges Homes, Incorporated, by deed dated September 26, 1941 recorded in the R. M. C. Office for Greenville County in Deed Book 337, page 344, and running thence along the center of the old location of the branch as follows: N. 28-32 E. 57 feet to a point; N. 82-15 E. 55 feet to a point; N. 53-35 E. 50 feet to a point; S. 74-0 E. 62 feet to a point; N. 40-15 E. 179 feet to a point; N. 46-35 E. 135 feet to a point; N. 73-30 E. 85 feet to a point; thence along the center of the new location of the branch as follows: S. 61-15 W. 117 feet to a point; S. 43-0 W. 100 feet to a point; S. 46-10 W. 133 feet to a point; S. 49-15 W. 42 feet to a point; S. 83-0 W. 100 feet to a point; S. 55-0 W. 100 feet to the point of beginning.

TOGETHER with all the right, title and interest of the mortgagor or his assigns to all strips and gores of land adjacent to the said premises.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in any wise incident or appertaining thereto.

TO HAVE AND TO HOLD the same, and every part thereof with the appurtenances thereunto belonging, unto the said, The South Carolina National Bank of Charleston, its successors, legal representatives and assigns, forever; and the said mortgagor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the said, The South Carolina National Bank of Charleston, its successors and assigns, from and against itself and its successors and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof; and does covenant and agree that it will execute or procure any further necessary assurance of the title to said premises.

PROVIDED, always that if the said mortgagor, its successors and assigns, shall and do well and truly pay, or cause to be paid unto the said, The South Carolina National Bank of Charleston, its successors or assigns, the said debt or sum of money aforesaid, with the interest thereon according to the tenor and effect of the principal note, or notes, secured by the original mortgage, in the sum of One Hundred Sixty Thousand and no/100 (\$160,000.00) Dollars, dated September 29, 1941, and recorded October 4, 1941, in Book 306, page 121, in the R. M. C. Office for Greenville County, South Carolina, and set out in full in the said original mortgage, and shall keep and perform all the covenants and agreements herein contained and contained in the aforesaid original mortgage, dated September 29, 1941, then these presents and the estate hereby granted shall cease, determine and be null and void, otherwise to remain in full force and effect.

This mortgage is made as additional security to The South Carolina National Bank of

RECORDED AND INDEXED IN DEED BOOK 372, PAGE 44, GREENVILLE COUNTY, S. C. JUN 30 1942