

In the event of any such default, the undersigned hereby waive all rights to exemption of every kind whatsoever, including but not limited to Homestead exemption, provided by any and all laws of any and all States, and of the United States of America to, and in, all property, real and personal, against the enforcement of this obligation.

WHEREAS, THIS IS A FUTURE ADVANCE MORTGAGE, and the said indebtedness shall be advanced by mortgagee to mortgagor in accordance with a construction loan agreement dated May 14, 1962, the terms of which agreement are made a part of this mortgage, and

WHEREAS the said mortgagor is desirous of securing the performance of each covenant and agreement of Mortgagor contained in both the construction loan agreement and in this mortgage, and the prompt payment of said note and any additional indebtedness accruing to the mortgagee on account of any future payments, advances, or expenditures made by the mortgagee as hereinafter provided:

NOW, THEREFORE, mortgagor, in consideration of the premises and to secure the payment of said indebtedness and the compliance with all the stipulations herein contained and in consideration of the sum of One Dollar (\$1.00) to him in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby grant, bargain, sell, transfer and convey unto the party of the second part, its successors and assigns, the following described real estate, lying and being situated in the County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel and lot of land on the southern side of Mapleton Drive, Pine Forest Subdivision, in the County of Greenville, State of South Carolina, known and designated as Lot No. 136 on a plat entitled Pine Forest, made by Dalton & Neves, dated August, 1959, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ, pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Mapleton Drive at the joint front corner of Lots Nos. 136 and 135, and running thence S. 24-0 E. 101.3 feet to an iron pin, joint corner of Lots Nos. 136, 135 and 137; thence S. 28-07 W. 120 feet to an iron pin on the northern side of Vine Hill Road, joint corner of Lots 136 and 137; thence with said road No. 61-53 W. 144.4 feet to an iron pin; thence with the curve of the intersection of Vine Hill Road and Mapleton Drive, the chord of which is N. 0-48 E. 59.6 feet to an iron pin on the southern side of Mapleton Drive; thence with said Drive, N. 63-30 E. 158.5 feet to the point of beginning.

TOGETHER WITH all building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by the mortgagor for the purpose of or used or useful in connection with the improvements located or to be located on the hereinabove described real estate, whether such materials, equipment, fixtures and fittings are actually located on or adjacent to said real estate or not, and whether in storage or otherwise, wheresoever the same may be located. The personal