

BOOK 1206 PAGE 847

STATE OF SOUTH CAROLINA)
) MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EWING-HUNGIVILLE REALTY AND CONSTRUCTION, INC., a
South Carolina Corporation, hereinafter referred to as "Mortgagor"
SENDS GREETINGS:

WHEREAS, THE SOUTH CAROLINA NATIONAL BANK, Columbia,
South Carolina, hereinafter referred to as "Mortgagee", has
agreed to lend to the Mortgagor and has earmarked for the
benefit of the Mortgagor, the sum of THREE HUNDRED FIFTY-TWO
THOUSAND (\$352,000.00) DOLLARS, secured by this Mortgage and to be
advanced from time to time in installments as justified by progress
of construction, for the purpose of constructing a building or
buildings and other improvements (hereinafter referred to as
"Improvements") in accordance with the plans and specifications
approved by the Mortgagee, on the premises described on Schedule
"A" attached hereto; all such advances to be made before the
30th day of June, 1975.

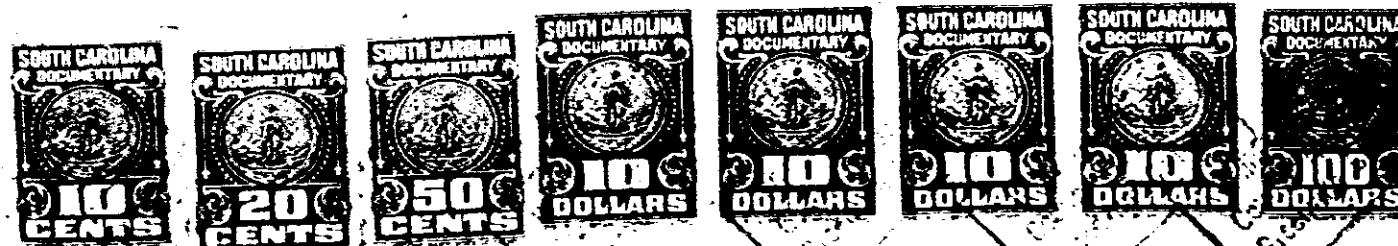
WHEREAS, the said Mortgagor is thereby indebted to
the Mortgagee as evidenced by that Note of even date herewith
in the principal amount of THREE HUNDRED FIFTY-TWO THOUSAND
(\$352,000.00) DOLLARS, payable at the main office of the Mortgagee
in Columbia, South Carolina or at such other place as the holder
thereof may designate in writing, said sum being payable as
set forth in said note with interest at the rate set forth therein,
the balance of said principal sum with interest thereon maturing
and being due and payable on the 30th day of June
1975, to which note reference is hereby made, and

WHEREAS, the Mortgagor agrees to accept any and all
installments advanced by the Mortgagee up to the full amount
stated above.

NOW, KNOW ALL MEN, that the said Mortgagor, in consi-
deration of the said debt and sum of money aforesaid, and for the
better securing the payment thereof to the said Mortgagee ac-
cording to the terms of said Note, and also in consideration of
the further sum of THREE DOLLARS, to the said Mortgagor in hand
well and truly paid by the said Mortgagee at and before the
signing of these presents, the receipt of which 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, the real estate situate
in the County of Greenville, State of South Carolina, and
described on Schedule "A", hereto attached and hereby made part
of this Mortgage.

As further security for payment of the indebtedness
and performance of the obligations, covenants and agreements
secured hereby, Mortgagor hereby transfers, sets over and assigns
to Mortgagee:

a. All rents, issues and profits of the premises from
time to time accruing, whether under leases or tenancies now
existing or hereafter created, reserving to Mortgagor, however,
so long as Mortgagor is not in default hereunder, the right to
receive and retain such rents, issues and profits.



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