

GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE is made this 3rd day of January 1978, between the Mortgagor, IHJ Corporation (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

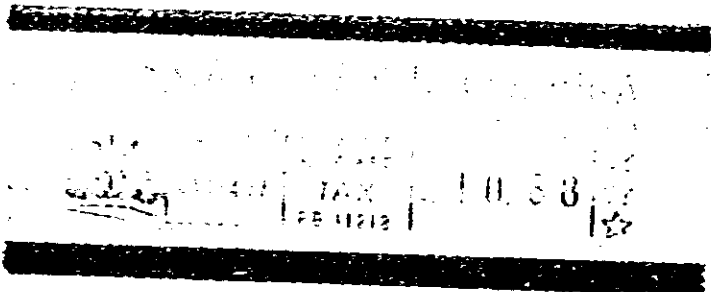
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty seven thousand two hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 3, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 146 on plat of Berea Forest, Section 2, recorded in Plat Book 4 N at pages 76 and 77 and having the following courses and distances:

Beginning at an iron pin on Wilma Drive, joint front corner of Lots 145 and 146 and running thence with joint line of said lots, S. 29-05 E. 130 feet to an iron pin, joint rear corner of said lots; thence with rear line of Lot 146, S. 60-55 W. 90 feet to an iron pin, joint rear corner of Lots 146 and 147; thence with joint line of said lots, N. 29-05 W. 130 feet to an iron pin on Wilma Drive; thence with said Drive, N. 60-55 e. 90 feet to the point of beginning.

Being a portion of the same property conveyed by Prevues Unlimited by deed recorded October 4, 1971 in Deed Book 926 at page 533.



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which has the address of Lot 146, Wilma Drive, Greenville, South Carolina (Street) (City) (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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