

State of South Carolina

FILED
OFFICE OF THE REGISTER OF DEEDS
GREENVILLE, S. C.

BOOK 1499 PAGE 272

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE made this 25th day of March, 1980.

by S-H & H Properties, A General Partnership

(hereinafter referred to as "Mortgagor") and given to Progressive Builders, Inc.

(hereinafter referred to as "Mortgagee"), whose address is 42 Sulpher Springs Road, Greenville

South Carolina 29609

WITNESSETH

THAT WHEREAS Progressive Builders, Inc.
is indebted to Mortgagee in the maximum principal sum of Ten Thousand Five Hundred
(\$10,500.00) Dollars (\$_____), which indebtedness is

evidenced by the Note of S-H & H Properties, A General Partnership of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is August 25, 1980 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (1) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof, and (2) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 10,500.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in the County
of Greenville, South Carolina, on the Southeastern side of Anderson Road (S.C. Highway
81) containing 0.777 acres, as shown on plat entitled "Property of Charles E. & Ella M.
Miller, Estate of Marion T. Mathis, Sr., Greenville County, S.C." prepared by Dalton &
Neves Co., Engineers, March, 1975, and having according to said plat the following metes
and bounds, to wit: BEGINNING at an iron pin on the Southeastern side of Anderson Road
(S.C. Highway 81) at the joint front corner of instant property and property of Tremarco
Corporation and running thence along the common line of said property S 51-10 E. 85.88
feet to an iron pin; thence still with Tremarco Corporation line N 69-15 E. 85.88 feet
to an iron pin at edge of White Horse Road (S.C. Highway By-Pass 25); thence along said
White Horse Road S 20-27 E. 49.04 feet to a point; thence along the common line of
instant property and Miller property S 50-59 W. 165 feet to an iron pin; thence still
along Miller line S 20-27 E. 99.3 feet to a point; thence along the line of property
of South Carolina National Bank of Charleston S 50-59 W. 25 feet to an iron pin;
thence still with the line of property of South Carolina National Bank of Charleston
N 47-37 W. 219.7 feet to an iron pin on the Southeastern side of Anderson Road; thence
N 40-03 E. 73 feet to an iron pin; thence still with the said Anderson Road N 39-18 E
100.85 feet to an iron pin; the point of beginning, and being the same lot or tract
of land conveyed unto Jimmie G. Smith and Charles L. Lyon by deeds of record in the
Office of Register of Mesne Conveyance in Deed Book 1031, at Page 85, and Deed Book 1031,
at Page 92.

This is the same property conveyed to Grantors by deed of Jimmie G. Smith, a/k/a Jimmy
G. Smith, and Charles L. Lyon dated August 3, 1979, and recorded September 13, 1979 in
the R.M.C. Office for Greenville County, S.C. in Deed Book 1111 at Page 470.

The lien of the within mortgage is junior in priority to the lien of that certain
mortgage heretofore granted to Anderson Savings & Loan Association recorded February
3, 1976 in the Greenville County R.M.C. Office in Mortgage Book 1359 at Page 516.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto,
all of the same being deemed part of the Property and included in any reference thereto.

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