

This being the same property conveyed to the mortgagor herein by deed of Jack E. Shaw Builders, Inc. recorded February 23, 1978, in Deed Book 1074 at Page 96.

WHEREAS, Borrower desires to facilitate future financing through Lender by executing this Master Mortgage to secure future advances which shall be evidenced by Notes executed at the time of such advances; and the terms of such future advances shall be negotiated at the time of such advances, but the total principal balance of all obligations or advances secured hereby shall not exceed the sum of Seventy Five Thousand and No/100 (\$75,000.00) Dollars.

Future Advances: Upon request of borrower, Lender, at Lender's option, may make future advances to Borrower, from time to time, the principal balances of which shall not exceed the sum of \$ 75,000.00; such future advances shall be made upon terms negotiated between Lender and Borrower and shall be secured by this mortgage when evidenced by promissory notes which contain a recital therein stating, in effect, that "This Note is secured by a Master Real Estate Mortgage dated _____".

"Note" shall refer to all Notes. Whenever the word "Note" shall appear herein it shall be intended to refer to any and all notes secured hereby.

All Notes Interrelated. Although it is contemplated that advances may be made hereunder evidenced by Notes having different terms and conditions, all such notes shall be interrelated and a breach of the terms of any such note shall constitute a breach of all and shall justify foreclosure hereof for the full balances of all notes outstanding.

Release or Termination of Lien. The lien of this mortgage shall be terminated solely by written agreement executed by Borrower and Lender, their respective heirs, successors and/or assigns and shall remain unimpaired by the fact that from time to time there might be no outstanding indebtedness secured hereby.

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

TO HAVE AND TO HOLD all and singular the said Premises unto the said

Bank of Greer, Heirs and Assigns forever. And I do hereby bind

my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Bank of Greer, its

Heirs and Assigns, from and against my

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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