7662 South Rosemary Circle Inglewood, Colorado 80112

MORTGAGE - INDIVIDUAL FORMER: MITCHELL & AREAIL, GREENVILLE, S.C.

80081572 FASE 08

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

. 27 PH 182 MORTGAGE OF REAL ESTATE

REPORTED THESE PRESENTS MAY CONCERN:

WHEREAS, Mauldin Circle Investors, a South Carolina General Partnership

(hereinaster referred to as Mortgagor) is well and truly indebted unto Paul A. Whitcomb

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eight Thousand Five Hundred Twenty-four and 98/100--- Dollars (\$8,524.98) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that lot of land with all buildings and improvements thereon, situate on the southeast side of Mauldin Circle, near the City of Greenville, County of Greenville, State of South Carolina, near the City of Greenville, County of Greenville, State of South Carolina bieng shown as Lot 20 on a plat of MAULDIN MEADOWS recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE at Page 151 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Mauldin Circle at the joint front corner of lots 19 and 20 and running thence along the line of lot 19, S. 65-57 E. 145.9 feet to an iron pin; thence N. 23-30 E. 5.7 feet to an iron pin; thence N. 6-17 W. 55.4 feet to an iron pin; thence with the line of lot 21, N. 46-15 W. 110.8 feet to an iron pin on the southeast side of Mauldin Circle; thence with the curve of Mauldin Circle (the chord being S. 33-47 W. 80.6 feet) to an iron pin; thence continuing along Mauldin Circle, S. 23-30 W. 10.9 feet to the beginning corner.

The above property is the same property conveyed to the mortgagor by deed of Paul A. Whitcomb to be recorded herewith.

DOCUMENTARY

STAMP

ON-THE TAX

TAX

TAX

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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