

- (A) Mortgage—This document, which is dated February 28, 1983, will be called the "Mortgage".
- (B) Mortgagor—Butler B. Mullins and Grier G. Mullins will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you", "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.
- Lender's address is P.O. Box 969, Greenville, S.C. 29602
- (D) Note—The note, note agreement, or loan agreement signed by Butler B. Mullins and Grier G. Mullins dated Feb. 23, 1983 will be called the "Note". The Note shows that I have promised to pay Lender \$18658.02 Dollars plus finance charges or interest at the rate of 15.75 % per year _____ Dollars plus a finance charge of _____ Dollars which I have promised to pay in full by March 15, 1993 If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.
- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that lot of land situate on the southeastern side of West Prentiss Avenue and on the easterly side of Mission Street, in the City of Greenville, State of South Carolina, County of Greenville, being shown as LOT NO. 1, LOT NO. 24 and PART OF LOT NO. 23 on a plat of the property of W. Guy Moss and Christine M. Moss dated January 16, 1969, prepared by Carolina Engineering and Surveying Company, recorded in Plat Book 4-A at Page 9 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeasterly corner of West Prentiss Avenue and Mission Street and running thence with West Prentiss Avenue N 45-25 E 63.5 feet to an iron pin at the joint front corner of Lot 1 and Lot 2; thence with Lot 2 S 44-30 E 180 feet to an iron pin at the joint rear corner of Lots 1, 2 and 23; thence with the new line through lot 23 S 19-04 E 74.7 feet to an iron pin on the northerly side of Arthur Avenue; thence with said avenue S 71-0 W 35 feet to an iron pin thence still with said avenue S 61-40 W 100 feet to an iron pin; thence still with said avenue S 64-0 W 43 feet to an iron pin; thence with the curvature of the intersection of Arthur Avenue and Mission Street the chord being N 69-40 W 12 feet to an iron pin on the easterly side of Mission Street; thence with said Street N 7-02 W 109.1 feet to an iron pin; thence still with said street N 17-55 W 125.5 feet to the point of beginning.

(CONTINUED) SEE LAST PAGE

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.