MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CAROCHELAND

300A 1517 1AS: 673 MORTGAGE OF REAL ESTAT

COUNTY OF GREENVILYEE 25 10 22 14 93

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

NOUTHERN MUTAI R.H.C

(hereinafter referred to as Mortgagor) is well and truly indebted unto Yasuko N. Fox

thereinafter referred to as Mortgagoe) 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

Two Thousand and no/100----- Dollars (\$ 2,000.00 ) due and payable as provided in the terms of the promissory note of even date herewith, said terms are incorporated herein by reference

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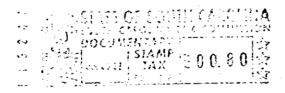
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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its successors and assigns:

ALL that certain lot of land in Greenville County, South Carolina, being shown as Lot 30 on plat of "Subdivision for Union Bleachery, Division of Cone Mills Corporation, Greenville, S. C.", recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 30, and being also known as \$106 Lester Avenue, and being shown as Sheet 159, Block 9, Lot 4 on the Greenville County Block Book.

The above property is the same property conveyed to the mortgagor by deed of R. W. Jones recorded November 24, 1981 in Deed Book 1158 at Page 711.



Together with all and singular rights, members, berditaments, 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 firtures now or bereafter 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 hereinsbove 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 berein. The Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgages 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:

(l) That this mortgage shall secure the Mortgagee for such further sams as may be advanced bereafter, 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 Mortgager 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 be a interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

