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GREENVILLE
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MORTGAGE OF REAL ESTATE - (GREENVILLE COUNTY, SOUTH CAROLINA)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: U. S. Shelter Corporation, a South Carolina corporation
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Frances L. Hunter, Katherine C.* (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 Four Hundred Fifty Seven Thousand Six Hundred Eighty One and No/100 DOLLARS (\$ 457,681.00) with interest thereon from date at the rate of per centum per annum, said principal and interest to be repaid as follows:

See Exhibit A attached and incorporated herein by reference.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 Mortgagee 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 sealing 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon.

See Exhibit B attached hereto and incorporated herein by reference.

*Ross, and South Carolina National Bank, Co-Trustees under the Will of Henry F. Ross and James F. Perley, Jr. (individually and as Trustee), Myrtle M. Perley, Mary Dillard Perley Branch, Carolyn McIver Perley Wyatt and Dianne McQueen Perley Burns

This mortgage secures three (3) Mortgage Notes in the amounts of \$150,000.00, \$150,000.00, and \$157,681.00, and default in the payment of any scheduled interest and principal under any Mortgage Note shall mature the unpaid balance of the other Mortgage Notes, and entitle the holder(s) of any Mortgage Note to foreclose this Mortgage without the consent of the other Mortgage Note holders.

RECORDED
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Mortgagee Address
c/o Clifford G. Gaddy
Gaddy & Davenport, P. A.
P. O. Box 10267
Greenville, S. C. 29603

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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