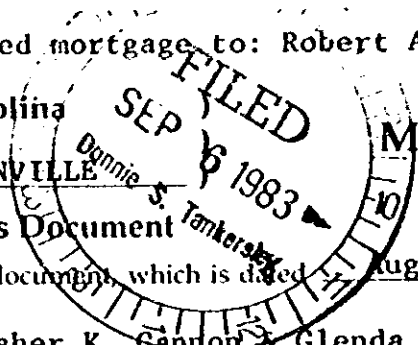


Return recorded mortgage to: Robert A. Clay, Attorney

State of South Carolina

County of GREENVILLE

Words Used In This Document



Mortgage

BOOK 1624 PAGE 310

SECOND MORTGAGE

(A) Mortgage—This document, which is dated August 31, 1983, will be called the "Mortgage".

(B) Mortgagor—Asher K. Cannon & Glenda M. Cannon 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. Drawer 969, Greenville, S. C. 29602

(D) Note—The note, note agreement, or loan agreement signed by Asher K. & Glenda M. Cannon and dated August 25, 1983, will be called the "Note". The Note shows that I have promised to pay Lender

\$40,000.00 Dollars plus finance charges or interest at the rate of PRIME (+) 1/2% * per year

Dollars plus a finance charge of _____ Dollars

which I have promised to pay in full by 2/27/84 (and any renewals thereof)

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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the westerly intersection of West Gantt Circle and Alhambra Boulevard, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 14, on a plat of Property of J. Cleo Roper, as recorded in the RMC Office for Greenville County, S. C. in Plat Book PP, page 133 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Alhambra Boulevard, said pin being the joint corner of Lots 14 and 15 and running thence with the common line of said Lots S. 23-30 W. 110 feet to an iron pin, the joint corner of Lots 13, 14, and 15; thence S. 13-44 E. 51.8 feet to an iron pin on the northerly side of West Gantt Circle; thence with the northerly side of West Gantt Circle N. 74-37 E. 140.1 feet to an iron pin at the intersection of West Gantt Circle and Alhambra Boulevard; thence on a curve, the chord of which is N. 4-04 E. 66.7 feet to an iron pin on the southwesterly side of Alhambra Boulevard; thence with the southwesterly side of said Boulevard N. 66-30 W. 118 feet to an iron pin, the point of beginning.

This being the same property conveyed by deed from Cannon & Cannon, Inc. unto Asher K. Cannon, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 790 at Page 468, recorded January 24, 1966.

*The term prime rate shall mean the rate per annum publicly announced as such from time to time by the SCN Bank and the applicable interest rate under the property also changes simultaneously with each change in the prime rate.

(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.

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