

FILED
GREENVILLE CO. S. C.

VOL 1000 PAGE 749

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } JOHN S. TANKERSLEY
R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

U. S. SHELTER CORPORATION (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto C & K ENTERPRISES, INC. (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 Five Hundred Fifty-Four Thousand and No/100 _____ DOLLARS (\$ 554,000.00) with interest thereon from date at the rate of ten per centum per annum, said principal and interest to be repaid as follows:

Payments shall be made in four consecutive annual installments of \$138,500.00 principal plus all accrued interest beginning May 1, 1985 and continuing on each May 1 until all interest and principal have been paid in full.

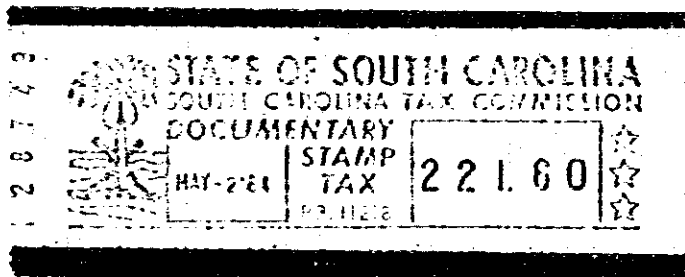
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, as shown on a plat entitled "Walker Estates" prepared by Dalton & Neves, Engineers, recorded in the Office of the RMC for Greenville County on March 9, 1984, in Plat Book 9-W at Page 90, and as shown on a plat entitled "Walker's Crossing" prepared by Dalton & Neves, Engineers, and recorded in the Office of the RMC for Greenville County on April 30, 1984, in Plat Book 10-M at Page 2, excluding, however, therefrom Lots 9, 10, 11 and 12, reference to said plats being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagor herein by deed of C & K Enterprises, Inc. and Jim Maxwell of even date to be recorded herewith.

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See release provisions attached hereto and made a part hereof as Exhibit "B".

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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