REAL PROPERTY MORTGAGE

5 Twin Spring Drive GREAT OF GREENVILLE, S.C.						
10AN NUMBER 29796		CATE FINANCE CHARGE BEI	1 cos 10 400006 2 TEMPORTION 2—84	NUMBER OF PAYMENTS 72	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 080284
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER FAYMENTS	CATE FMAL FAYMENT DUE		10TAL OF PAYMENTS s 6336,00		AMOUNT FNANCED

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ 10,000.00

The words "you" and "your" refer to Mortgagee. The words "1," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage

MORTGAGE OF REAL ESTATE

To secure payment of a note which I signed today promising to pay you the above Amount Financed together with a finance charge and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below All that certain piece, parcel or lot of land situate, lying and being on the Northeastern side of Twin Springs Drive near the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot No. 82 as shown on plat entitled "Revision of Lots 82, 83 and 84. Pecan Terrace", dated February 25, 1955, prepared by Piedmont Engineering Services and recorded in the R.M.C. Officer for Greenville County, South Carolina, in Plat Book II at page 65, and having according to a more recent plat entitled "Property of Danny H. Counch", dated February 19, 1973, prepared by Carolina Engineering and Surveying Company, the following metes and bounds: BEGINNING at an iron pin on the Northeastern side of Twin Springs Drive at the joint front corner of Lots Nos 81 and 82 and running thence with the line of Lot of Nos 81, N. 64-34 E. 156 feet to an iron pin at the joint rear corner of Lot Nos. 81 and 82; thence S. 25-26 E. 64 feet to an iron pin at the joint rear corner of Lots Nos. 82 and 83; thence with the line of Lot No 83 S. 62-18 W. 150.02 feet to an iron pin on the Northeastern side of Twin Springs PAYMENT OF OBLIGATIONS Drive at the joint front corner of Lots Hos 82 and 83; thence with the HI pay the note secured by this mortgage occording to its terms this mortgage will become null and void.

TAXES - LIENS - INSURANCE

See Next Page

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate, whether superior or inferior to the lien of this mortgage, and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fall to do so. The amount you pay will be due and payable to you on demand, will bear a finance charge at the rate set forth on the note then secured by this mortgage, if permitted by law, if not, at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage

DEFAULT

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loon or the condition, value or protection of your rights in the collateral securing my loan is sign ficantly impaired, then the entire unpaid amount financed and occrued and unpaid finance charge, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attamey's fees as permitted by law.

EXTENSIONS AND MODIFICATIONS

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hald against me on the real estate described above.

Signed, Sealed, and Delivered

in the presence of

82-2795 (5:84) - SOUTH CAROLINA ACCRUED