

AND WHEREAS, This Mortgage is Given Wholly Or Partly to Secure Future Obligations which may be incurred hereunder; the amount of present obligations secured hereunder is None; the maximum (If none so state) amount (including present as well as future advances) to be advanced hereunder shall not exceed the face amount of the Note above referred to provided all conditions of the Note, Loan Agreement and the Mortgage have been met and there is no default in the Note, Loan Agreement, or this Mortgage, Future Advances by the Mortgagee are Obligatory;

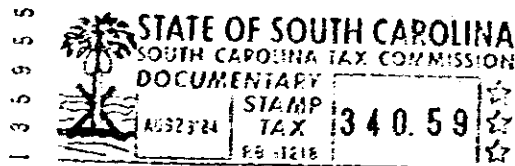
AND WHEREAS, To induce the making of said loan, Mortgagor has agreed to secure said debt and interest (together with any future advances) and the undertakings prescribed in the Note, Loan Agreement, and this Mortgage by the conveyance of the premises hereinafter described;

NOW, THEREFORE, in consideration of the aforesaid loan, Mortgagor hereby grants, bargains, sells and releases to Mortgagee, its successors and assigns, the following described premises located in Greenville County, South Carolina:

ALL that certain piece, parcel, or tract of land, situate, lying, and being in the City of Travelers Rest, County of Greenville, State of South Carolina, and according to a survey prepared of said property by Freeland & Associates, November 28, 1983, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-G, at Page 21, having the following courses and distances, to-wit:

BEGINNING at a nail and cap in or near the center of Little Texas Road, and which said point is 937 feet, more or less, east of the intersection of Little Texas Road and U. S. Highway 25, and running thence with Little Texas Road, S. 70-10 E. 232.27 feet to a nail and cap in or near the center of Little Texas Road; thence continuing with said Road, S. 66-53 E. 126.65 feet to a nail and cap in or near the center of Little Texas Road; thence continuing with said Road, S. 63-48 E. 99.80 feet to a railroad spike in or near the center of Little Texas Road; thence continuing with said Road, S. 62-23 E. 16 feet to a railroad spike in or near the center of Little Texas Road; thence, S. 24-06 W. 301.62 feet to an iron pin in the line of property now or formerly belonging to Howell; thence running with the common line with Howell, N. 87-55 W. 238 feet to an old iron pin; thence running with the common line of property belonging to the Evins Estate, S. 89-20 W. 170 feet to an iron pin; thence, N. 11-37 E. 458.10 feet to a nail and cap in or near the center of Little Texas Road, the point of beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of Robert B. Roe, Jr., et al, dated May 24, 1984, which said deed is being recorded simultaneously with the recording of the within instrument.



Additionally, to secure repayment of aforesaid Note and all obligations of the Borrower thereunder, the Borrower and/or Grantor grants and conveys a security interest in: all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the land and all building materials, fixtures, machinery, appliances, equipment, furniture and all personal property of every kind and nature whatsoever, now or hereafter located in, upon or under said property or any part thereof, and used or usable in connection with any present or future operation of said property or the construction of improvements thereon,

*Handwritten initials*

1984-1218