

Rt. 9, Redwood W.
Aville SC 291609

VOL 1681 PAGE 363

MORTGAGE

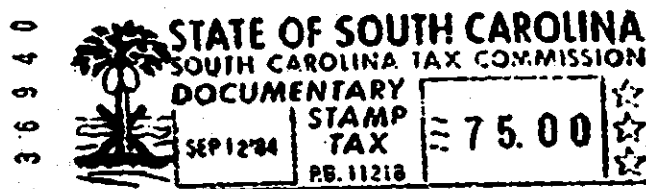
THIS MORTGAGE is made this 12th day of September 1984, between the Mortgagor, VALLEY OAKS, A. GENERAL PARTNERSHIP (herein "Borrower"), and the Mortgagee, CARL D. BLYTU, SR., a corporation organized and existing under the laws of _____, whose address is _____ (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWO HUNDRED FIFTY THOUSAND (\$250,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 85.26 Acres as is shown on plat entitled Survey for Valley Oaks Partnership, dated September 11, 1984, prepared by James R. Freeland, RLS & PE #4787, which plat is of record in the Office of the RMC for Greenville County in Plat Book 107, page 99, reference to said plat being craved for a metes and bounds description thereof.

This being same property conveyed to the Mortgagor herein by deed of the Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.



2 SEP 12 94 1205

which has the address of _____ (Street) _____ (City) _____ (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.