

TOGETHER with an easement in perpetuity for ingress and egress between the premises above-described and Rutherford Road over and across the remaining property of Greenville County along the same route being presently used.

TOGETHER with an easement in perpetuity for the location and maintenance of sewer facilities including a tie line and lift station as shown on the aforesaid plat, subject, however, to the right reserved by Greenville County in its aforesaid deed dated 17 June 1969, 1969, to use such facilities.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

This mortgage shall secure such future advances made by mortgagee to mortgagor as are evidenced by promissory notes of mortgagor to mortgagee which specifically refer to this instrument as security therefor.

TO HAVE AND TO HOLD the above-described property unto mortgagee, its successors and assigns, forever.

This mortgage is made under the provisions of Section 45-55, as amended, of the Code of Laws of South Carolina, 1962. The notes evidencing existing indebtedness and future advances to be secured hereby shall bear interest at the rates provided therein, until paid in full, payable as provided therein.

The lien of this mortgage shall not be terminated or otherwise affected during the period of ten (10) years from the date hereof by repayment in full, one or more times, of all indebtedness secured hereby then outstanding, unless this mortgage shall be formally released or discharged of record: Provided, however, that if at any time during ten (10) years from the date of this mortgage, there be no indebtedness secured hereby outstanding and no obligation of mortgagee to make any further advances to mortgagor, mortgagee will, upon the written request of mortgagor, execute and deliver to mortgagor a satisfaction of this mortgage.

Provided, further, that, at or after the expiration of the aforesaid period of ten (10) years, if mortgagor shall pay to mortgagee all then existing indebtedness secured hereby and shall perform all of the covenants, agreements, and conditions contained herein and in the notes evidencing said indebtedness, then this mortgage shall be null and void.