(bereinafter 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 Three Hundred Thousand and No/100----

_____ Dollars (\$ 300,000.00-7 due and payable

180 days from the date hereof, ហ \mathbf{O}

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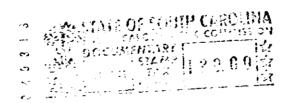
per centum per annum, to be paid:* with interest thereon from date at the rate of as provided for in said note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgigor'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 successors and assigns:

ALL those certain pieces, parcels or lots of land, located, lying and being in the County of Greenville, State of South Carolina, being 10 in number, specifically, Lots 14, 32, 50, 23, 51, 52, 49, 33, 22 and 39 of Collins Creek Subdivision, being the same lots referred to in that certain mortgage of even date herewith from the Mortgagor herein to The South Carolina National Bank recorded in the Greenville County RMC Office in REM Book 413 at Page 135 on the 112 day of July, 1979, said lots to be released for no consideration by The South Carolina National Bank when requested to do so by the Mortgagor herein.

This is a portion of the property conveyed to the Mortgagor herein by deed of B. J. Collins, et al, recorded in the Greenville County RAC Office in Deed Book/106 at Page 851 on the



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, troves, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attached, connected, or fitted thereto in any manner; it being the tatention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its beirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is laxfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided berein. The Mortgagor further coverages to warrant and forever defend all and singular the said premises unto the Mortgagos forever, from and against the Mortgagor and all persons whomsoever lewfully claiming the same or any part thereof.

The Mortgager further covenants and agrees as follows.

(I) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing

(2) That it will keep the improvements now existing or bereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount in their the mortgage delet, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and tree wast thereof shall be in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and tree wast thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged promises and does all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged promises and does all premiums therefor when due; and that it does hereby assign to the Mortgagee the Mortgagee, to the extent of the bilance owing on the Mortgage debt, whether due or not.

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