

State of South Carolina)
County of GREENVILLE)

Third Party Mortgage

VOL 1664 PAGE 853

Words Used In This Document

- (A) Mortgage—This document, which is dated May 23, 19 84, will be called the "Mortgage".
- (B) Borrower—C.G. GUNTER, Inc. will be called "Borrower" and refers to the person(s) who signed the Note.
- (C) Mortgagor—Margaret G. Hendrix & Robert W. Hendrix will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor. Patricia W. Hendrix
- (D) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is Post Office Box 969, Greenville, SC 29602

- (E) Note—The note, note agreement, or loan agreement signed by Borrower and dated May 23 19 84 will be called the "Note". The Note shows that the Borrower has promised to pay Lender
- 80,000.00 Dollars plus finance charges or interest at the rate of 13.50 % per year
- _____ Dollars plus a finance charge of _____ Dollars
- which the Borrower has promised to pay in full by _____
- If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.
- (F) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned the Borrower the money for which the Borrower gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if:

- (A) the Borrower fails to pay all the amounts that the Borrower owes you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) the Borrower fails to keep all of the other promises and agreements under the Note.
- (C) I fail to keep the promises and agreements which I make in this Mortgage.
- This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

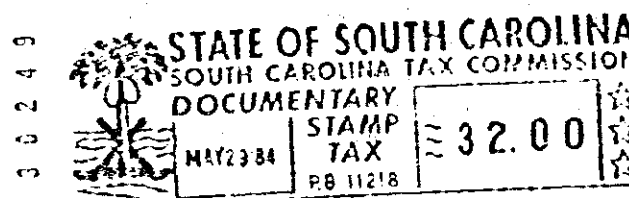
- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being south of Woodruff Road in the County of Greenville, State of South Carolina, being shown and designated on Plat of Margaret G. Hendrix prepared by Jones Engineering Service, dated May 15, 1984, recorded in Plat Book 10R at Page 9 and being described more particularly, according to said plat, to wit:

BEGINNING at an iron pin on the western side of a fifty (50) foot road easement, which iron pin is S 7-49 W, 325.69 feet from the intersection of said road easement and Woodruff Road and running thence along the western side of said road easement S 7-49 W, 98.63 feet to an iron pin; thence N 74-29 W, 190.68 feet to an iron pin; thence N 19-46 E, 98.02 feet to an iron pin; thence S 74-29 E, 170.21 feet to an iron pin, the point of BEGINNING.

DERIVATION: Deed of R.H. Peace and Bettie Peace recorded March 31, 1945 in Deed Book 274 at page 22 in the Greenville County RMC Office.

ALSO - see attached sheet



The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;