MORTGAGE.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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WHEREAS. LANFORD COMPANY, INC., a South Carolina corporation, with its principal place of business in Greenville County, South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto

as set forth 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 Mortgagor'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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land, situate, lying and being in Butler Township, Greenville County, South Carolina, being shown as Lots Nos. 11 and 64, on a plat of ASHETON, SHEETS ONE AND TWO, made by Piedmont Surveyors, dated September 3, 1981, recorded in the RMC Office for Greenville County, S. C., in Plat Book 8-P, pages 84 and 85, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortagor by the Mortgagee by deed to be recorded simultaneously herewith.

As a part of the consideration for this mortgage, the Mortgagor reserves the right to have the within mortgage subordinated in due form of law, upon request, to a first mortgage to be obtained by Mortgagor on each of the above described lots, the proceeds of which shall be used for the construction of buildings and improvements thereon.

The terms and conditions set forth in a letter between the Mortgagor and the Mortgagee, dated November 1, 1982, are a part of the covenants of this mortgage, incorporated herein by reference as though fully set forth herein.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned does hereby setover, assign and transfer the within mortgage and the note which this mortgage secures unto FIRST NATIONAL BANK OF SOUTH CAROLINA, P. O. Box 2568, Greenville, S. C. 29602, this 5th day of November, 1982.

Contace III. Brid

ASHETON, A GENERAL PARTNERSHIP BY: Remar Investments, Inc.

BY: March throat

rcus H. Stewart, President
Managing Partner

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining, and appurtenances to the same belonging in any way incident or appertaining and appurtenances to the same belonging in any way incident or appertaining and appurtenances to the same belonging in any way incident or appertaining and appurtenances to the same belonging in appurtenances to the same belonging in appurtenances to the same belonging in appurtenances.

O NO TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, 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 lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, 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 Mortgagor 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 be at interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.