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FILED
GREENVILLE CO. S. C. COMMERCIAL MORTGAGE

NW 11 2 42 Assignment of Rents and Security Agreement

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE (herein "Instrument") is made this 9th day of November, 1983, between the Mortgagor/Grantor, Guy S. Hutchins, Jr.

whose address is c/o Palmetto State Savings Bank, P.O. Box 861, Camden, S.C. 29020, (herein "Borrower"), and the Mortgagee, Wooten Corporation of Wilmington, Inc.

whose address is P.O. Box 1047, Camden, S.C. 29020, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Five Hundred and no/100 (\$29,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated of even date, 19 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 9, 1985;

TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, and all renewals, extensions and modifications thereof; (b) the repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to paragraph 31 hereof ("Future Advances"); (c) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated n/a, 19, if any, as provided in paragraph 25 hereof; (d) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Instrument; and (e) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant, convey and assign 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 lot of land in the City and County of Greenville, State of South Carolina, lying and being on Spartanburg Street (Old Spartanburg Road) and having, according to a plat entitled "Property of Grady L. Stratton" prepared by J. C. Hill, dated November 27, 1964, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Spartanburg Street (Old Spartanburg Road), which iron pin is 642.8 feet, more or less, from the intersection of East North Street and Spartanburg Street, and then running with the South side of said Spartanburg Street N 66°41'W 166 feet, more or less, to an iron pin; thence S28°50'E 133 feet to an iron pin; thence S40°27'E 78 feet to an iron pin; thence N70°08'E 152.9 feet to an iron pin; thence S24°51'E 50 feet to an iron pin; thence N71°40'E 231.3 feet to an iron pin; thence S18°14'E 163 feet, more or less, to an iron pin on the South side of Spartanburg Street, the point of the beginning.

This is the same property conveyed to Mortgagor herein by deed of Wooten Corporation of Wilmington, Inc. of even date to be recorded herewith.

This mortgage is junior in priority to that certain mortgage of Guy S. Hutchins, Jr. to First Federal Savings and Loan Association of South Carolina dated November 9, 1983 in the original principal amount of \$156,000.00.

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