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Amie & Kimberly
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FIRST MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT made this 21 day of May 1980, between FAIRWAY PROPERTIES, a South Carolina general partnership ("Mortgagor"), whose address is _____ and COMMUNITY BANK ("Mortgagee"), whose address is East North Street, Greenville, South Carolina 29601.

WITNESSETH: 12:11

WHEREAS, Mortgagor is indebted to Community Bank in the total principal sum of Five Hundred Thousand and No/100 (\$500,000.00) Dollars, together with interest thereon, as evidenced by that certain promissory note of even date herewith, executed by Mortgagor and delivered to Mortgagee, the final payment of which is due on or before May 21, 1981 (the "Note") which by reference is made a part hereof to the same extent as though set out in full herein;

NOW, THEREFORE, (a) to secure the performance and observance by Mortgagor of all covenants and conditions contained in the Note, in any renewal, extension or modification thereof, in this First Mortgage and Security Agreement and in all other instruments securing the Note; and (b) also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina, 1976, all future advances and re-advances that may subsequently be made to Mortgagor by Mortgagee, evidenced by the aforesaid Note, or any other promissory notes, and all renewals and extensions thereof (provided, however, that nothing contained herein shall create an obligation on the part of Mortgagee to make future advances or re-advances to Mortgagor) the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed twice the face amount of the Note, plus interest thereon, all charges and expenses of collection incurred by Mortgagee, including court costs, and reasonable attorneys' fees; and (c) also in order to charge the properties,

LEATHERWOOD, WALKER, TODD & MANN
PAID & SATISFIED

This 21st Day of May 1981

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