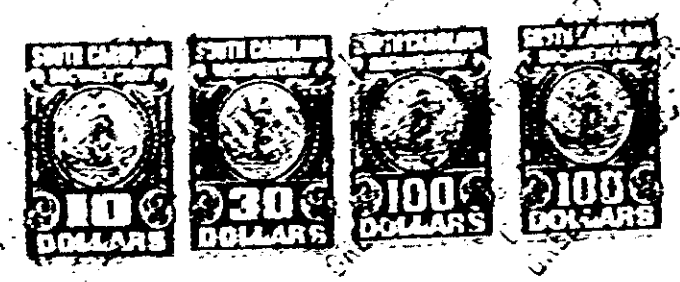


property is shown as a parcel of 4.19 acres on plat of property of the UNITED STATES REGISTER CO., by C. O. Riddle, R.L.S., dated October 13, 1972, recorded in Deed Book 960, at page 149, RMC Office for Greenville County, S. C., same having such shape, courses, metes and bounds as shown and delineated thereon, and more particularly described as follows: COMMENCING at an iron pin on the southern side of the Old Laurens Road where the property hereby conveyed corners with property now or formerly owned by Janie D. DeTreville, thence running with the eastern side of a connecting roadway between Old Laurens Road and a frontage road to Neely Ferry Road, S. 13-45 W., 51.2 feet; thence S. 0-55 W., 51.2 feet; thence S. 5-30 E., 60 feet; thence S. 7-05 W., 65.7 feet; thence S. 32-15 W., 65.7 feet; thence S. 44-50 W., 338.4 feet; thence S. 52-47 W., 39.5 feet; thence S. 68-43 W., 39.5 feet; thence N. 53-19 W., 32.1 feet; thence along a frontage road, N. 7-44 W., 56 feet; thence N. 23-36 W., 50 feet; thence N. 49-54 W., 50 feet; thence N. 71-27 W., 46.1 feet to an iron pin; thence N. 12-34 W., 135.6 feet to an iron pin; thence S. 74-22 W., 12.6 feet to an iron pin; thence N. 14-12 W., 124.5 feet to an iron pin; thence N. 75-50 E., 582.8 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagor herein by deed of Blake P. Garrett, Sr., appearing of record in the RMC Office for Greenville County, S. C., in Deed Book 1011, page 266, reference to which is hereby craved. The above described property is further shown on a composite plat of the property of Blake P. Garrett, Jr., as Trustee, made by J. R. Freeland, Surveyor, dated March 11th, 1976.

That he will promptly and fully keep, perform and comply with all the terms, provisions, covenants and conditions imposed upon Mortgagor under any assignment of rents or any assignment of any lease or leases of the premises executed by Mortgagor, as assignor, and given to Mortgagee, as assignee, as additional security for the payment of the indebtedness secured hereby and any other agreement given by Mortgagor to Mortgagee as additional security for the payment of such indebtedness. In the event Mortgagor suffers or permits to occur any breach or default under the provisions of any such assignment of rents or assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for ten (10) days, such breach or default shall constitute a default under the Mortgage and at the option of Mortgagee, and with notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall become due and payable as in the case of other defaults.

This mortgage secures both existing indebtedness and future advances to be made to Mortgagor provided the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount stated above plus interest thereon, attorneys' fees and court costs.



0.289

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