State of South Carolina

VOL. 1669 PAGE 452 CUMS RE/ECO - 10

REAL ESTATE FUTURE ADVANCE MORTGAGE

COUNTY OF GREENVILLE

WHEREAS, the said Russell J. Rice and Rita H. Rice

(mortgagor) in and by that certain agreement bearing date the 25 day of June

19 84, stand firmly held and bound unto J.E. Sirrine Co. Emp. F.C.U.
P.O. Box 5456 Sta. B
Greenville, S.C. 29606

(mortgagee), for such existing indebtedness and all future advances for an amount not exceeding the maximum principal amount of $25,000.00, plus interest thereon, attorney's fees, court costs, and any payments by the mortgagee for insurance, taxes, or repairs pursuant to the terms of that aforesaid open-end credit agreement;

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 Mortgagee at any time for advances made to or for his account by the Mortgagee according to said open-end agreement has granted, bargained, sold and released and by those presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece , parcel or tract of land lying, being and situate in the County of Greenville, State of South Carolina, near the town of Simpsonville, containing 8.70 acres, more or less, and being more fully shown and delineated on plat of Russell J. Rice and Rita H. Rice, prepared by Charles F. Webb, RLS, dated October, 1981 and recorded in the RMC Office of Greenville County, S.C., and being more particularly described as follows:

BEGINNING at a point on a 50 foot right of way and running thence S. 43-52 W. 552.97 feet to a point; thence running N. 33-12 W. 738.87 feet to an iron pin; thence running N. 66-48 E. 554.58 feet to an iron pin; thence running N. 54-45 E. 146.30 feet to an iron pin; thence running S. 16-53 E. 546.04 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of R.L. Holcombe and Annie Sue Holcombe recorded April 25, 1984 in Deed Book 1211, page 192.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX 10.00

Together with all singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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 is 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 Mortgagee 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 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 bear interest at the same rate as the mortgage debt, subject to change from time to time.

5CTO -- 1 JN26 84 445 4.00CT