

ALSO: All that certain piece, parcel or lot of land situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, described as follows:

Commencing at a point, which point is located as follows: 678 feet northwest along 38th Avenue North from its intersection with U. S. Highway 17, and running thence N. 45-0 E. 243.92 feet; thence turning and running S. 45-0 E. 30 feet to a point; hence the beginning of the description of said lot, which runs N. 45-0 E. 130 feet to a point; thence running S. 45-0 E. 212 feet to a point; thence running S. 45-0 W. 130 feet to a point; thence running N. 45-0 W. 212 feet to the point of beginning.

This property is bound as follows:

On the northeast by Village Square Shopping Center
 On the Southeast by Village Square Shopping Center
 On the Southwest by Village Square Shopping Center
 On the Northwest by Village Square Shopping Center

This being a portion of that property conveyed to Jack E. Shaw by deeds of Piedmont Lane Company, Inc. recorded in Deed Book 617 at Page 17, and of Shaw and Cannon Co., Inc., a South Carolina Partnership, dated November 15, 1976, and recorded December 13, 1976, in Deed Book 570 at page 497, records of Horry County, South Carolina.

This Horry County property is subject to cross-easements and covenants as noted in that certain mortgage heretofore executed by Jack E. Shaw in favor of John Hancock Mutual Life Insurance Company recorded November 26, 1979, in the County of Horry, State of South Carolina, in Mortgage Book 702 at Pages 081-096, inclusive.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 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 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 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 bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.