thereinafter referred to as Mortgagor) is well and truly indebted unto 850 Associates, a general partnership

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seventeen Thousand Two Hundred Thirty-eight & 70/100 Dollars (\$ 17,238.70) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

WHEREAS. Raymond &

BX 23:2012X 23:202X 23:2X 23:2X

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being on the southern side of Knickerbocker Road (Greenville County State Road S-23-301/Laurens County State Road S-30-308) in Greenville and Laurens Counties, South Carolina containing 16.78 acres as shown on a plat entitled SURVEY FOR RAYMOND C. SCHINDLER AND JANICE R. SCHINDLER made by Carolina Surveying Company dated August 13, 1980 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book APA at Page APA and in the Clerk of Court's Office for Laurens County, South Carolina in Plat Book at Page and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old spike in the center of Knickerbocker Road in Greenville County, South Carolina, said spike being located 1599 feet, more or less, in an easterly direction from the intersection of Knickerbocker Road with Fairview Road, (also known as Neeley Ferry Road) and being the common corner of the within described property and property now or formerly belonging to J. C. and Sylvia S. Roper, and running thence with the center line of said Road N. 73-08 E. 421.5 feet to an old iron pin; thence continuing along the center line of said road as it crosses into Laurens County, N. 77-32 E. 141.4 feet to an old spike; thence continuing along the center line of said road, N. 80-17 E. 382.6 feet to an old spike in the center of the bridge over Rabun Creek; thence with Rabun Creek as the line, the traverse lines of which are: S. 23-15 E. 193.6 feet to an iron pin, S. 10-27 W. 127.0 feet to an iron pin, S. 42-47 E. 261.4 feet to an iron pin and S. 12-37 E. 149.9 feet to an iron pin in the line of property now or formerly belonging to Salley Fay Knickerbocker thence along the Knickerbocker line, S. 73-00 W. 1039.81 feet to an iron pin at the southeastern corner of property now or formerly belonging to J. C. and Sylvia S. Roper; thence along the Roper line, N. 14-30 W. 751.6 feet to an old spike in the center of Knickerbocker Road, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of 850 Associates, a general partnership, to be recorded herewith.

If the mortgaged premises are sold, the whole of the principal sum and interest shall become due and payable at the option of the mortgagee.

Together with all and singular rights, members, berditaments, and appurtenances to the same belonging in any way incident or appertaining, and Ocf 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 Mortgagoe 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.

202 Yes (2) 2 4

S

4328 RV-2