

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

The above described property is the identical property conveyed to Mortgagors by that certain deed recorded in Volume 1108 at Page 579 in the RMC Office for Greenville County.

Tax Map Reference Number 436-639.1-1.20.

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TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Northwestern Bank its successors ~~Heirs~~ and Assigns forever. And we do hereby bind ourselves,

our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Northwestern Bank, its successors

~~Heirs~~ and Assigns, from and against our

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Upon request of Mortgagor, Mortgagee, at Mortgagee's option prior to release of this Mortgage, may make Future Advances to Mortgagor. Such future advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus \$30,000.00. All future obligations, if any, shall be incurred on or before September 17, 1990.

4328 RV.2