

Mortgage : 6 Saluda Lake Road  
June 10, 1982

Together with all and singular rights, members, hereditaments, 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 intent 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 the mortgage to South Carolina Federal Savings and Loan Association, dated September 19, 1979, recorded ~~1981~~ in Mortgage Book 1481, page 290, RMC Office for Greenville County, South Carolina. The Mortgagor further covenants to warrant, defend, indemnify forever 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, in addition to securing the above referenced note, shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter to the Mortgagor by the Mortgagee. All such sums so advanced shall bear interest monthly at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee, his successors or assigns unless otherwise provided in writing.
- ( 2 ) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the total mortgage debt to all mortgage holders claiming against the property described herein with such amount computed from the date hereof until the tender and acceptance of the final payment by Borrowers to Lenders, their successors or assigns in conformity with the Secured Promissory Note executed even date herewith. Further such insurance shall be issued and in full force and effect from June 10, 1982 and shall continue throughout the period in which the Borrowers are indebted to the Lenders, their successors or assigns in accordance with the terms of the Secured Promissory Note and this mortgage agreement. Such policies shall contain

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