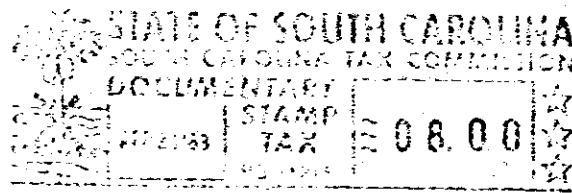


in consideration of the further sum of Three (\$3 00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, the undersigned Mortgagor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 216 of Ingleside Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated February 26, 1980, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1121 at Pages 262 through 327, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-0 at Page 88, as amended by First Amendment to Declaration (Master Deed) of Ingleside Horizontal Property Regime recorded in the RMC Office for Greenville County, S.C., on May 21, 1980, in Deed Book 1126 at Page 148, and Second Amendment to Declaration (Master Deed) of Ingleside Horizontal Property Regime recorded in the RMC Office for Greenville County, S.C., on July 22, 1980, in Deed Book 1129 at Page 633.

This being the same property conveyed to the Mortgagor herein by deed of Ingleside, Inc. dated December 19, 1980, and recorded December 22, 1980, in the RMC Office for Greenville County, S.C., in Deed Book 1139 at Page 355.

The Mortgagor hereby agrees not to further encumber this property for so long as there is any indebtedness remaining due on this mortgage and/or this mortgage remains unsatisfied of record.



Together with all and 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 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.