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County of GREENVILLE  
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BOOK 1616 PAGE 550

THIS MORTGAGE is dated July 14, 1983

THE "MORTGAGOR" referred to in this Mortgage is Rhonda Florence Purser and Caroline Gayle Purser  
whose address is 2808 Watuga Drive, Greensboro, North Carolina 27408

THE "MORTGAGEE" is Community Bank of Carolina  
whose address is Greensboro, North Carolina

THE "NOTE" is a note from Rhonda Florence Purser and Caroline Gayle Purser to Mortgagee in the amount of \$ 90,000.00, dated July 14, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is July 10, 1993. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 90,000.00, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt; and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

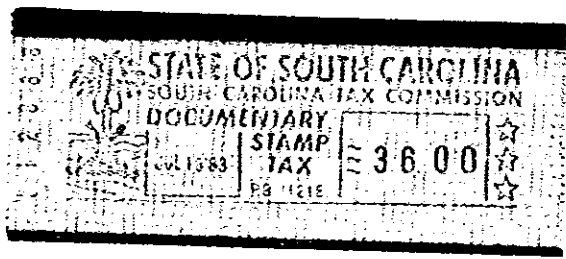
ALL that certain lot of land lying on the western side of Woodruff Oaks Lane, Greenville County, South Carolina, shown and designated as Lot 4 on a plat entitled Woodruff Oaks Park, prepared by C. O. Riddle, Surveyor, containing .86 acres, such plat being recorded in the R.M.C. Office for Greenville County in Plat Book at Page and being further described as follows:

BEGINNING at an iron pin on the western side of Woodruff Oaks Lane at a point which is the southeastern corner of the within described property and the northeastern corner of Lot 3 and running thence along the common boundary of Lots 3 and 4 N 60-36 W 162.35 feet to an iron pin in a line of property now or formerly owned by Fiber Industries; thence N 36-28-11 E 257.44 feet to an iron pin on the southern side of Old Woodruff Road; thence along Old Woodruff Road S 77-28-45 E 86.16 feet to an iron pin; thence S 28-02-23 E 32.51 feet to an iron pin which will be on the western side of Woodruff Oaks Lane; thence along Woodruff Oaks Lane S 21-24 W 97.63 feet to an iron pin; thence continuing along Woodruff Oaks Lane S 25-24 W 103.58 feet to an iron pin; thence continuing along Woodruff Oaks Lane S 29-24 W 63 feet to the point of beginning.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat or located upon the premises.

Being the same property conveyed to the Mortgagors by deed of Venture III Associates, a general partnership, dated January 31, 1983, recorded in Deed Book 1181 at Page 653 in the R.M.C. Office for Greenville County, South Carolina.

(SEE ATTACHED PAGE)



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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