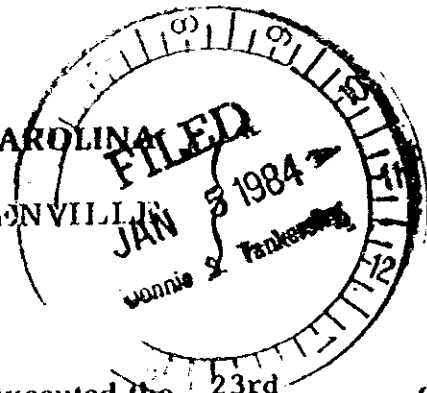


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



**MORTGAGE  
OF  
REAL PROPERTY**

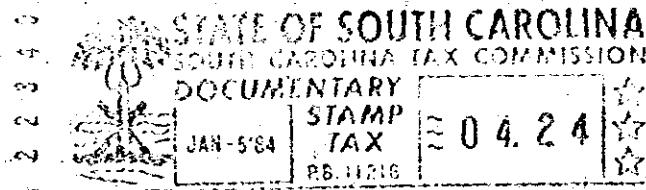
THIS MORTGAGE, executed the 23rd day of December, 1983, by Terry B. Whitten (hereinafter referred to as "Mortgagor") to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is P.O. Box 8, Balton, SC 29627.

**WITNESSETH:**

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated December 23, 1983, to Mortgagee for the principal amount of Ten thousand six hundred (10,600.00) Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in the Daventon Community, on the Eastern side of Old Augusta Road containing .50 acres and being shown and designated on a plat entitled Survey for Terry B. Whitten by Charles K. Dunn and T. C. Keith Associates, RLS, dated January 14, 1981, and recorded in the RMC Office for Greenville County in Plat Book 8L at Page 24, reference to said plat is hereby craved for a more complete description.

This being the same property conveyed unto mortgagor herein by deed of Martha H. Whitten, et al by deed dated January 26, 1981 and recorded January 27, 1981 in the OCC for Greenville County, S. C. in Deed Book 1141 at Page 543.



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):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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