

MORTGAGE

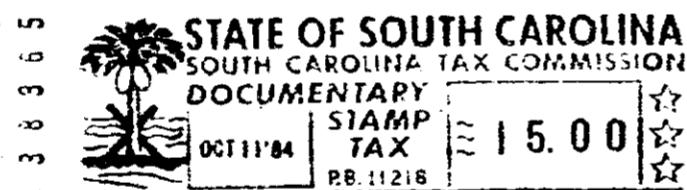
THIS MORTGAGE is made this ⁵ day of October 1984, between the Mortgagor, Edward R. Flanary, Jr., and Gilbert S. Button, III (herein "Borrower"), and the Mortgagee, Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer 969, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and 00/100ths (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel, or lot of land situate, lying, and being in the County of Greenville, State of South Carolina, on the Eastern side of Pleasantburg Drive (State Highway No. 291), and on the Northern side of Regency Hills Drive, containing 0.29 acres, and being shown and delineated on a Survey for Harold H. Park, et al., by Carolina Surveying Co., dated March 5, 1980, and recorded in the R.M.C. Office for Greenville County, in Plat Book 7-Z, at Page 73, and having such metes and bounds as shown thereon.

This is the identical property conveyed to the Mortgagors by Deed of Carolina Fabric & Upholstery, Inc. of even date to be recorded herewith.



which has the address of 1190 North Pleasantburg Drive, Greenville, SC (herein "Property Address");

[Street] [City] [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.