

For Release Lot 74. Holly Tree Plantation Phase I, See R.E.M. Book 1276 page 785  
 For Release Lot 68. Holly Tree Plantation Phase I, See R.E.M. Book 1276 page 783  
 For Release Lot 81. Holly Tree Plantation Phase I, See R.E.M. Book 1276 page 769  
 For Release Lot 28. Holly Tree Plantation Phase I, See R.E.M. Book 1276 page 734  
 For Release Lot 71. Holly Tree Plantation Phase I, See R.E.M. Book 1276 page 735

BOOK 1285 PAGE 622

4-S, page 75, and (e) that certain tract containing 45 acres, more or less and designated as Tract A on a plat of the property of George W. Webb dated December 22, 1972 recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-T, page 48.

The above described properties are the same conveyed to Holly Tree Plantation a Limited Partnership by deeds of even date herewith to be recorded covering the above described properties from James P. McNamara, Catherine F. McNamara, The Citizens and Southern National Bank of South Carolina, as Trustee for James G. Bannon, Poinsett Lands, Inc., William N. Page, Trumax, Inc., Guerry A. Roberts, Gwendolyn Roberts and George W. Webb, which are incorporated herein by reference and made a part hereof as though fully set forth.

The within mortgage is a junior or second lien to that certain note and mortgage given by Holly Tree Plantation, a Limited Partnership to Fidelity Federal Savings & Loan Association of Greenville, S. C., dated February 1, 1973 in the original sum of \$2,000,000.00 recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1265 at page 442, reference to which is hereby craved and which mortgage is incorporated herein by reference as though fully set forth herein for the purposes of more fully describing the above described property by metes and bounds.

The mortgagor herein may from time to time upon request obtain releases of the whole or any part of the above described property in accordance with the terms and conditions relating thereto set forth in that certain Escrow Agreement between the Mortgagor, the Mortgagee and the Citizens and Southern National Bank of South Carolina as escrow agent dated February 1, 1973, which is incorporated herein by reference and made a part hereof as though fully set forth.

For Release Lot 52 Holly Tree Plantation Phase I, See R.E.M. Book 1276 page 787  
 For Release Lot 65 Holly Tree Plantation Phase I, See R.E.M. Book 1276 page 817  
 For Release Condominium Sites #1 (A), 2(B), 3(C) + 4(D). Holly Tree Plantation, See R.E.M. Book 1284 page 791  
 For Release Lot 87 Holly Tree Plantation Phase I, See R.E.M. Book 1285 page 83  
 For Release Lots 18459 " " " " See R.E.M. Book 1285 page 81  
 For Release Lot 47 " " " " See R.E.M. Book 1285 page 79  
 For Release Lot 26 " " " " See R.E.M. Book 1286 page 59

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 intention 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 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 Mortgagee 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 shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee 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 from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

For Release Lot 70. Holly Tree Plantation Phase I, See R.E.M. Book 1286 pg. 57  
 For Release Lot 73 " " " " See R.E.M. Book 1286 pg. 477  
 For Release Lots 62+63 " " " " See R.E.M. Book 1287 pg. 721  
 For Release Lot 35 " " " " See R.E.M. Book 1288 pg. 91  
 For Release Lot 80 " " " " See R.E.M. Book 1289 pg. 257  
 For Release Lot 85 " " " " See R.E.M. Book 1289 pg. 439  
 For Release Lot 25 " " " " See R.E.M. Book 1290 pg. 403