

GREENVILLE
GADDY & DAVENPORT, P.A. ATTORNEYS AT LAW

State of South Carolina
County of GREENVILLE

THIS MORTGAGE is dated September 1983

GADDY & DAVENPORT
Attorneys at Law
P.O. Box 10267
Greenville, S.C. 29603
1027 1983

Mortgage of Real Estate

THE "MORTGAGOR" referred to in this Mortgage is ADAMS, VALENTINE & DAVIS COMPANY, INC. (ALVADA SPICE)
whose address is 14 Pasadena Avenue, Greenville, S. C. 29605

THE "MORTGAGEE" is Juanita S. Davis
whose address is 14 Pasadena Avenue, Greenville, S. C. 29605

THE "NOTE" is a note from ADAMS, VALENTINE & DAVIS COMPANY, INC. (ALVADA SPICE)
to Mortgagee in the amount of \$ 53,989.00 dated September 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 One year to eighteen months. 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 \$ 53,989.00, 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 tract of land containing thirty acres, more or less, known as part of
the W. E. Owens Place, in Oaklawn Township, Greenville County, South Carolina, on public
road known as the Old Pelzer Highway, formerly possessed by Carl H. Davis, bounded on the
North by lands of Roy J. Owens, on the East by lands of Ruby A. Boyce and lands of Walker
Alex Norris, on the South by lands of Lottie J. Davis and the Greenville-Pelzer Road; on
the West by lands of Ruby Garrison Pool; lands of Andrew P. Hawkins and lands of John H.
Wilson. Said tract of land is particularly shown and delineated in the Office of R.M.C.
for Greenville County in Plat Book 6 E, Page 20, which plat and the record thereof are by
reference herein.

Subject to such road and power easements as appear on above-said plat. For early plat
reference see Plat Book N., Page 157, in the R.M.C. Office for Greenville County.

The Mortgagee agrees to subordinate the lien of the within mortgage in favor of a
construction loan of the amount of Two Hundred Fifty Thousand & 00/100 (\$250,000.00)
Dollars to be subsequently obtained by the Mortgagor.

Being the same property conveyed to the Mortgagor by deed of Juanita S. Davis to be
recorded herewith and the subject property is the same property conveyed to Juanita
S. Davis by deed of Lottie J. Davis dated June 7, 1977 recorded in the R.M.C.
Office for Greenville County in Deed Book 1058 at Page 836 on June 17, 1977 and
conveyed by Otis Davis, Jr. to Juanita S. Davis by deed dated February 17, 1981
recorded in the R.M.C. Office for Greenville County in Deed Book 1146 at Page 409.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
I, _____, Clerk of Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Greenville, South Carolina.

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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