

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE  
OF  
REAL PROPERTY

FILED

THIS MORTGAGE, executed the 23rd day of July, 1984, by  
MAC'S TRUSSES AND BUILDING COMPONENTS, INC, (hereinafter referred to as "Mortgagor")  
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is ...  
P. O. Box 2568, Greenville, SC 29602.

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 July 23, 1984, to Mortgagee for the principal  
amount of TWO HUNDRED THOUSAND (\$200,000.00) 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 lot of land situate, lying and  
being in the County of Greenville, State of South Carolina, and  
having, according to a plat prepared of said property by Freeland and  
Associates, February 6, 1978, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern corner of other property of  
the Mortgagor, which point is 720 feet S. 78-30 W. from the line of  
property known as Washington Heights Subdivion, and running thence S.  
80-28 W. 70.29 feet to a fence; thence running with the fence as the  
line S. 6-06 W. 216.7 feet to a point; thence S. 81-51 E. 67.07 feet  
to a point; thence S. 79-26 W. 97.95 feet to a point; thence S. 76-37  
E. 117.66 feet to a point; thence S. 74-43 E. 104.31 feet to a point;  
thence S. 75-15 E. 81.65 feet to a point; thence S. 75-47 E. 95.44  
feet to a point; thence running with the line of other property of  
the Mortgagor N. 52-16 W. 254.71 feet to a point in the line of other  
property of the Mortgagor; thence continuing with said line N. 77-13  
W. 275.65 feet to a point; thence continuing with said line N. 5-35  
E. 137.3 feet to a point, the point of beginning.

Being the same property conveyed to the Mortgagor by deed of HJV Cor-  
poration recorded February 8, 1978, in the RMC Office for Greenville  
County in Deed Book 1073 at Page 397.

The within property is given by the Mortgagor to the Mortgagee as  
additional security for that certain note of even date herewith in  
the amount of \$200,000.00 and for which the Mortgagor has given the  
Mortgagee a mortgage over a tract of land adjoining the property  
described hereinabove, and the within mortgage is deemed to be addi-  
tional security for the said loan.

It is recognized that any default under the aforesaid mortgage given  
to the Mortgagee herein by the Mortgagor will constitute a default of  
this mortgage.

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