State of South Carolina

GREENVILLE CO. S.C.

COUNTY OF 29594184

DONNIE S. TARKERSLEY R.M.C.

REAL ESTATE FUTURE ADVANCE MORTGAGE

VOL 1694 PAGE 830

WHEREAS, the saidCharles A. Short	t and Virginia W. Short	
	certain agreement bearing date the6	day of _December
1984_, stand firmly held and bound unto _	J.E. Sirrine Co. Emp. F.C.U. P.O. Box 5456 Sta. B	
(mortgagee) for such existing indebtedness and	Greenville, S.C. 29606	

principal amount of \$ 46,500.00 , plus interest thereon, attorney's fees, court costs, and any payments by the mortgagee for insurance, taxes, or repairs pursuant to the terms of that aforesaid open-end credit agreement;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee according to said open-end agreement has granted, bargained, sold and released and by those presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

PART I, ALL that tract of land in the County of Greenville, State of South Carolina, containing 4 acres as shown on a plat entitled "Property of Charles A. Short, near Marietta, Greenville County, South Carolina" prepared by Kermit T. Gould, RLS, May 21, 1975, and having according to said plat, the following metes and bounds, to-wit:

REGINNING at an iron pin (stone) approximately 12 feet south of the southwest side of Parnell Road; thence crossing Parnell Road N.80-30E. 650.3 feet to an iron pin (stone); thence N.39-30E. 185 feet to an iron pin corner of C.L. Phillips property; thence with a new line through said property N.57-49W. 380.9 feet to a corner in the center of a right of way of REA; thence with the center of said right of way S.27-10W. 189 feet to an iron pin; thence with line of Parnell Property, S.75-00W., 361 feet to an iron pin (W.0.); thence continuing with the line of said property S.2-00W. 195.5 feet to the beginning corner. (also see deed book 1019, page 100 for deed from Virginia W. Short to Charles A. Short dated May 30, 1975, and Deed Book 1019, page 101 for deed from C.L. Phillips to Charles A. Short and Virginia W. Short dated May 30, 1975, both recorded May 30, 1975.)

AND also including:

PART II, ALL that lot of land triangular in shape, in the County of Greenville, State of South Carolina, containing .34 acres on Parnell Bridge Road, as shown on a plat entitled "Property of Charles A. Short, (Part, II), near Marietta, Greenville County, S.C." made August 1, ±975 by Kermit T. Gould, RLS, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of the Thuren Parnell property, and running thence N.82-00E. 355.8 feet along the line of the Parnell property and property described in PartI of this mortgage, to corner of the Harold E. Hoxie property; thence along the line of the Hoxie property, S.9-31W. 92.4 feet to a coener on the northerly side of Parnell Bridge Road; thence S.80-29W. 150 feet to a point in said road; thence continuing across said road, S.85-02W. feet to the beginning corner. (Also see Deed Book 1022, page 857 form Harold E. Hoxie recorded August 19, 1975)

THERE is included in this mortgage an easement 18 feet wide along the 3 easterly sides of Parts I and II running from Parnell Bridge Road and the (continued on back page)

Together with all singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 is 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 Mortgagor 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 advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee solong 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, subject to change from time to time.

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