GREENVILLE

Blue Ridge In consideration of advances made and which may be made by (\$ 7,300.00

), (evidenced by note WOLVEYSHYM), hereby expressly made a part hereof) and to secure in accordance with Section 45-55, Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed

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indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed $oldsymbol{\perp}$ Dollars (\$ 12,000.00), plus interest thereon, attorneys' fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee of not less than ten (10%) per centum of the total amount due thereon and charges as provided in said note(s) and herein. Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby, grant, bargain, sell, convey and mortgage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in

Greenville

County, South Carolina, containing

Place, and bounded as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being a portion of the Virgil O. Roberson Estate, and being more particularly shown on a plat prepared by Charles F. Webb, RLS, dated June 1973, entitled Tract B, property of Virgil O. Roberson, Jr. Estate and according to said plat containing 7.79 acres, rore or less, and being described as follows:

BEGINNING at a point in the center of McKittrick Road at the joint corner of this property and property now or formerly of the Sellers, said point being approximately 2,676 ft. in Ambrtherly direction from the intersection of McKittrick Road and River Road and running thence with the common line of this property and property now or formerly of the Sellers, S. 84-27 E. 934.9 ft. to an iron pin; thence, S. 3-15 W. 353.7 ft. to an iron pin; thence turning and running N. 86-49 %. 867.6 ft. to an iron pin in the center of McKittrick Boad) thence with said road the following courses and distances: N. 11-00 %. 211 ft.; N. 3-06 // 60 ft.) KAD fo E. 99 ft. and N. 4-56 E. 24 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Kevin J. Higher and Jesus F.

Zickos dated November 3, 1978 and recorded on even date herewith.

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TOGETHER with all and singular the rights, members, hereditaments and apportenances to the said premises belonging or in any wise

TO HA E AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, prinleges, sappuxtenances thereto belonging or in any wise appertaining.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower and/or Undersioned to Lengel or a default by Borrower, and/or Undersigned under any instruments) constituting a lien prior to the lien of this instrument, shell, at the option of Lender, constitute a default under any one or more or all instruments executed by Borrower and/or Undersigned to Lender. In case of Each of default, at the option of Lender, all indebtedness due from Borrower and/or Undersigned to Lender may be declared immediately due and payable.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other porsepts whomsoever lawfully claiming or to claim the same or any port thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedoes and all interest and other sons secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall pay orm all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Carder according to the true intent of said Mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part barrier to the same extent as if real furth is extent to the same extent to the s