

ADDRESS: PO Box 6807
Greenville, SC 29606

MORTGAGE - INDIVIDUAL FORM
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
AUG 26 11 05 AM '80
WANNIE S. YANKERSLEY
R.M.C.

1513 35

WHEREAS, Willem van der Zalm and Jeannie R. van der Zalm

(hereinafter referred to as Mortgagee) is well and truly indebted unto Community Bank
Guaranty Agreement and
(hereinafter referred to as Mortgagor) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated
herein by reference, in the sum of
of Norden House, Ltd.
Seventy-five Thousand and no/100----- Dollars (\$ 75,000.00)

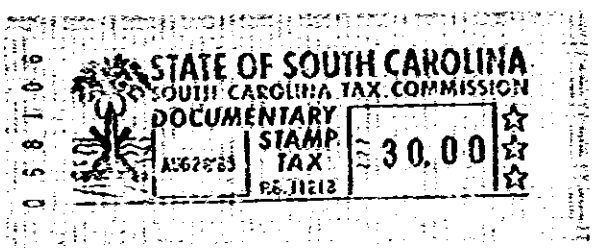
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the
Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these
presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements
thereon, situate, lying and being on the southern side of Oak Ridge Court
in Greenville County, South Carolina, being known and designated as Lot No.
224 on a plat of Sugar Creek, Section One, Map No. 2, made by C. O. Riddle,
dated June 14, 1974, revised thru July, 1976, recorded in the R.M.C. Office
for Greenville County, South Carolina in Plat Book 5-P at Page 47 and having
according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Oak Ridge Court at the
joint corner of Lots Nos. 223 and 224 and running thence with the common
line of said lots S. 34-52-03 E. 162.08 feet to an iron pin; thence N. 51-48-43
E. 152.96 feet to an iron pin; thence along the common line of lots nos. 224
and 225, N. 49-00-24 W. 146.74 feet to an iron pin; thence along the curve
of the southern side of Oak Ridge Court the chord of which is S. 63-58-55 W.
39.05 feet to an iron pin; thence continuing along the southern side of said
street the chord of which is S. 68-10-16 W. 32.23 feet to an iron pin; thence
continuing along the southern side of Oak Ridge Court, S. 52-15-08 W. 46.94
feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Willem Van Der Zalm and
Jeannie R. Van Der Zalm by deed of Cothran & Darby Builders, Inc. recorded
August 26, 1977 in Deed Book 1063 at Page 525.



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 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 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.