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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)
FUTURE ADVANCE MORTGAGE

THIS INDENTURE, made this 8th day of August, 1983, by and between Greenville Financial Associates, a General Partnership (hereinafter referred to as "MORTGAGOR"), and Trust Company Bank, P. O. Box 4418, Atlanta, Georgia, 30302 (hereinafter referred to as "MORTGAGEE");

WITNESSETH:

WHEREAS, MORTGAGOR is indebted or is to be indebted to MORTGAGEE, which indebtedness is evidenced by a promissory note dated August 8, 1983 (hereinafter "Note"), payable according to the terms and provisions of said Note, which Note is incorporated herein by reference; and

WHEREAS, the Note secured by this Mortgage is for present and future indebtedness of MORTGAGOR to MORTGAGEE pursuant to said Note; and

WHEREAS, this Mortgage secures all present and future indebtedness of MORTGAGOR to MORTGAGEE pursuant to said Note,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said MORTGAGOR, in consideration of the aforesaid indebtedness, and in the further consideration of the sum of Three and no/100 (\$3.00) Dollars to MORTGAGOR in hand well and truly paid by MORTGAGEE, at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, and to secure, in accordance with §29-3-50 of the Code of Laws of South Carolina, 1976, as amended, (1) all existing indebtedness from MORTGAGOR to MORTGAGEE pursuant to the aforesaid Note, and all renewals and extensions thereof; and (2) all future advances that may subsequently be made by MORTGAGEE to MORTGAGOR pursuant to the terms of the aforesaid Note, and all renewals and extensions thereof, the maximum principal amount of all existing indebtedness and future advances outstanding at any one time not

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