

During the first five years, privilege is reserved to make additional payments on the principal of this note on any interest payment date provided such additional payments, including obligatory principal payments, shall not exceed one-fifth of the original principal sum of note during any one year period beginning at an anniversary of the note. Further privilege is reserved to pay more than one-fifth of the principal sum in any one year upon the payment of a premium equal to 3% of any amount in excess of said one-fifth paid during any one year. After five years from date of note, privilege is reserved to make payments in excess of obligatory principal payments upon the payment of a premium equal to 2% of any amount in excess of obligatory principal payments made. All prepayments shall be allowed only after thirty days written notice is given to the holder of this note.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better security the payment thereof to the Mortgagee, and also in consideration of the further sum of Three (\$3.00) Dollars 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 until the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, State of South Carolina:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying, and being on the eastern side of South Carolina Highway 291, in the City and County of Greenville, South Carolina, which is shown on a plat of the property of Wooten Corporation of Wilmington, prepared by Dalton & Neves, Engineers, dated May, 1964, and which is described more particularly as follows:

BEGINNING at an iron pin on the eastern side of said Highway, which iron pin is 338.1 feet N. 21-21 E. from the northeastern corner of the intersection of said Highway and Tower Drive, and running thence N. 21-21 E. 100 feet along the eastern side of said Highway to an iron pin; thence S. 68-39 E. 166 feet to an iron pin; thence S. 32-37 W. 101.96 feet to an iron pin; thence N. 68-39 W. 146.45 feet to an iron pin, the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its 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 lawful authority to sell, convey, or encumber the same and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.