Jul 1 2 32 PH '69

OLLIE FARNSWORTH

R.M.C. BUOK 1131 PAGE 95

State of South Carolina,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

the last of which is due and payable on or not later than February 1, 1986.

If any installment of said principal or interest is not paid when due, or if said note is placed in the hands of an alterney for collection, or if said debt or any part thereof, be collected by an attorney, or by legal proceedings of any kind, a reasonable attorney's fee of not less than ten (10%) per cent of the amount involved said be added to the amount due under said note and shall be collectible thereunder. If any installment of interest is not payable at its maturity, the same shall thereafter bear interest at the rate of XXX 12/k per cent per amount until poid. In the event of Galare to pay any interest or any installment of principal, or any portion of either, or any other sums required to be paid by said note and this mortgage, as the same become due, or in the event of failure to perform and comply with any and all the other covenants, terms and provisions of said note and his mortgage, and/or the other instrument or instruments, if any, which secure this note, and such failure or default shall continue for a period of thirty days, then in any of said over the other covenants, terms and all advancements made pursuant to the provisions of this mortgage, together with all unpaid interest thereon shall be at once due and payable at the option of SOUTHERM EMERGEMENTAGE COMPANY.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagor, its successors and assigns, according to the terms of the said mote, and also in consideration of the further sum of Three bolians to the said Mortgagor in hand well and truly paid by the said Mortgagor, at and before the sealing and delivery of these presents, the receint whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said Mortgagor, its successors and nessigns, that certain tract or parcel of land located in Greenville County, State of South Carolina, more particularly described as follows:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a survey for M. Herbert Varn prepared by Carolina Engineering and Surveying Company, September 5, 1968, and having, according to said survey, the following courses and distances:

BEGINNING at an iron pin on the northern side of Sweetbrier Road at the corner of property belonging to Kinney's, which iron pin is 175 feet east of the intersection of Sweetbrier Road and South Carolina Highway No. 291 and running thence along the line of property of Kinney, N. 8-04 W. 150 feet to an iron pin; running thence S. 84-38 W. 11 feet to an iron pin in the line of property of W.N.Leslie, Inc.; running thence along the line of property of W. N. Leslie, Inc., N. 8-10 W. 211.4 feet to an iron pin; running thence N. 81-39 E. 126.4 feet to an iron pin in the line of Lot 34, Section 2 of Lake Forest Heights Subdivision; running thence along the line of said lot, S. 25-26 E. 83.4 feet to an iron pin on the western side of Indian Springs Drive; running thence with the western side of Indian Springs Drive, the following courses and distances: S. 0-42 W. 100 feet; S. 0-43 E. 100 feet; S. 1-15 W. 65.2 feet to an iron pin at the intersection of Indian Springs Drive and Sweetbrier Road; thence with the curvature of said intersection, the chord of which is S. 42-35 W. 37.3 feet to an iron pin on the northern side of Sweetbrier Road; thence with the northern side of Sweetbrier Road, S. 84-23 W. 73.4 feet to the point of beginning.