

WHEREAS, said note also contains a provision for acceleration of maturity in the event of default and the payment of all costs of collection including a ten (10%) percent attorney's fee in the event of collection by or through an attorney at law, all of which, and such other terms and conditions as therein contained, will more fully appear by reference to said note.

WHEREAS, Ralph Lee, as Mortgagor executed and delivered to The South Carolina National Bank, as Mortgagee his certain mortgage of real estate dated September 13, 1974 in order to secure said note which was duly recorded in the RMC Office for Greenville County, S. C. on September 13, 1974 at 4:43 o'clock P.M. in Mortgage Book 1322 at pages 579 through 584 inclusive, and it is desired that the within mortgage be an amended mortgage covering the same property and to modify, amend, alter and change the terms and conditions contained in said mortgage.

NOW, THEREFORE, for and in consideration of the premises and in consideration of the debt evidenced by the aforesaid Promissory Note, and for the better securing of the payment thereof of the Mortgage, as well as any and all additional advances made by the Mortgagee to Mortgagor during the life of this instrument which advances, together with the unpaid principal balance of the indebtedness evidenced by the above described Note, shall not exceed at any one time the face amount of the said Note described, and for better securing the performance of covenants and conditions hereof, and also in consideration of the payment by the Mortgagee to the Mortgagor of the sum of One (\$1.00) Dollar, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the Mortgagors have granted, bargained, sold and released and by these presents, do grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or tract of land, containing 3.019 acres, more or less, situate, lying and being on the southern side of Old U. S. Highway No. 29 (also known as Main Street), on the eastern side of Brookglen Road (formerly known as South Avenue), and on the northern side of the right of way of the Seaboard Coast Line Railway Company (formerly The Piedmont and Northern Railway Co.) at Taylors, in Greenville County, South Carolina, and being known as a portion of the P. W. Shockley property and being shown on a plat of RALPH LEE CONSTRUCTION CO., made by Webb Surveying and Mapping Company, dated March, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-G, page 159, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the intersection of South Avenue with Old U.S. Highway No. 29, at the corner of property owned by Waldensian Bakeries, Inc., running thence along the southern side of the edge of Old U.S. Highway No. 29, N. 75-45 E., 111 feet to an iron pin; thence continuing along the southern side of the right of way of Old U. S. Highway No. 29, N. 77-15 E., 100 feet to an iron pin; thence S. 11-15 E., 164 feet to a point; thence N. 80-18 E., 140 feet to a point in the line of other property owned by Callie B. Shockley; thence along the lien of said property, S. 12-16 E., 244 feet to a point on the northern side of the right of way of the Seaboard Coast Line Railway Company; thence along the northern side of said right of way, S. 73-00 W., 433.4 feet to a point in or near South Avenue; thence through South Avenue, (now known as Brookglen Road) N. 11-48 E., 239.2 feet to a point; thence continuing with or through South Avenue, N. 15-15 W., 227.3 feet to the point of beginning.

This conveyance also includes all the furniture, furnishings, fixtures, equipment and all other items of personal property owned by Mortgagor which is now or will be located in and about the premises and used in the operation of the business situate thereon, including additions thereto and appraisements thereof.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

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