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THE STATE OF SOUTH CAROLINA,
COUNTY OF ANDERSON
Greenville.

MORTGAGE OF REAL ESTATE WITH
INSURANCE CLAUSE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mount Paris Realty Corporation, a Delaware Corporation, with a place of business in the City of Greenville, County of Greenville, and - - - - - In the State aforesaid, SEND GREETINGS:

WHEREAS, - - - - - the said Mount Paris Realty Corporation is indebted - - in and by its certain promissory note of even date herewith unto Bankers Trust of South Carolina, N. A., Greenville, South Carolina, a national banking association, with a place of business at Greenville, South Carolina, in the principal sum of \$28,800.00, a copy of said note being as follows:

\$28,800.00 Greenville, S. C. June 24, 1974

FOR VALUE RECEIVED, Mount Paris Realty Corporation promises to pay to the order of Bankers Trust of South Carolina, N. A., Greenville, South Carolina, the sum of Twenty-eight Thousand, Eight Hundred and No/100 (\$28,800.00) Dollars, with interest from date at the rate of eight and one-fourth (8 1/4%) per cent per annum, to be repaid in monthly installments of Two Hundred, Forty-five and 41/100 (\$245.41) Dollars each, this amount including principal and interest; the first of said monthly installments being due and payable thirty (30) days from the date hereof, and a like installment becoming due and payable on the corresponding day of each and every calendar month thereafter until the whole of said debt, with interest, is paid in full. Negotiable and payable at Greenville, South Carolina.

Default in the payment when due of any installment hereunder shall cause the entire debt, including interest, to become immediately due and payable at the option of the owner and holder hereof.

The maker hereof reserves the right to anticipate the payment in full, or any part thereof, plus accrued interest, at any time that it may desire to do so.

And if it becomes necessary to collect this debt by suit or place it in the hands of an attorney for collection, it agrees to pay ten (10%) per cent additional on the principal and interest then due as attorney's fee.

NOW KNOW ALL MEN, that - - the said Mount Paris Realty Corporation, - -

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment

thereof to the said Bankers Trust of South Carolina, N.A., Greenville, South Carolina, - - - - -

according to the condition of the said note and any renewal thereof, -- , and also in con-

sideration of the further sum of Three Dollars to - - - - - the said Mount Paris Realty Corporation, - - - - -

in hand well and truly paid by the said Bankers Trust of South Carolina, N. A., Greenville, South Carolina, - - - - -

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Bankers Trust of South Carolina, N. A., Greenville, South Carolina, its Successors and Assigns, forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, Chick Springs Township, on Old Spartanburg Road,

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