

The State of South Carolina,

COUNTY OF GREENVILLE

THE SOUTH CAROLINA NATIONAL BANK as Trustee of Branyon Charitable Fund under a trust indenture dated November 12, 1952
Whereas, it is the said The South Carolina National Bank as Trustee of Branyon Charitable Fund under a trust indenture dated November 12, 1952 hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, it is well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S.C.

hereinafter called the mortgagee(s), in the full and just sum of

Twenty Thousand and no/100 ----- DOLLARS (\$ 20,000.00), to be paid at office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five & one-half (5½%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 18th day of June, 19 59, and on the 18th day of each month of each year thereafter the sum of \$ 217.06, to be applied on the interest and principal of said note, said payments to continue up to and including the 18th day of April 19 69, and the balance of said principal and interest to be due and payable on the 18th day of May 19 69; the aforesaid five & one-half (5½%) per centum per annum on the principal sum of \$ 20,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That it, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to it, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The South Carolina National Bank of Charleston, Greenville, S.C., its successors and assigns, forever:

ALL the mortgagor's interest (the same being a lease interest for a period beginning April 1, 1959 and ending April 14, 2015, in and to all that certain piece, parcel and lot of land, situate, lying and being on U.S. Highway No. 25, South of the City of Greenville, in Greenville County, S.C., and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northeast corner of the property owned by C.H. Branyon, fronting on U.S. Highway 25 South; that point being the Northwest corner of the property owned by Southern Bell Telephone & Telegraph Co. This point also being approximately 115 feet from Macnees Drive, commencing at this point and running on a course (S. 45-24 E.) for 150 feet; thence running Southwesterly on a course (S. 44-46 W.) for 200 feet; thence in a Northerly direction parallel 150 feet on a course (N. 45-24 W.) for 150 feet; thence in an Easterly direction along the Northern boundary on a course (N. 44-46 E.) for 200 feet to a place of beginning. Said description specifically defined as that property of C. Henry Branyon fronting on U.S. Highway 25 and being adjacent to the property owned by Southern Bell Telephone & Telegraph Co. as shown on the attached plat dated March 4th, 1959, and surveyed by Piedmont Engineering Service, of Greenville, South Carolina.