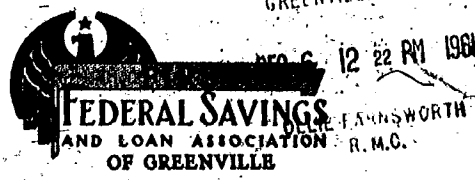


For Release Part Tract 2 See Deed Book 771 Page 236 deed to Brashier & Co. Inc.

FILED GREENVILLE CO. S. C. BOOK 876 PAGE 161

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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

now Brashier Furniture Co., Inc. ~~Bob Braahier Furniture Co., Inc.~~ a South Carolina corporation with its principal place of business in Greenville County SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Twenty-Three Thousand and No/100 - - - (\$ 23,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of

Two Hundred Eighteen and 55/100 - - - (\$ 218.55) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 12 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of the Greenville-Easley Highway (U.S. Highway No. 123), being a portion of Lot No. 2 of the property of J. P. Owings according to a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book X at Page 36, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of the Greenville-Easley Highway (U.S. Highway No. 123), the joint front corner of Lots Nos. 2 and 3 as shown on the plat above-mentioned, and running thence along the joint line of said lots, S. 4-40 W. 300 feet to an iron pin; thence S. 85-20 E. 100 feet to an iron pin at the rear corner of a lot heretofore mortgaged to the mortgagee herein; thence along the line of that lot, N. 4-40 E. 300 feet to an iron pin on the southern side of U.S. Highway No. 123; thence along the southern side of said highway, N. 85-20 W. 100 feet to an iron pin, the beginning corner; being the same property conveyed to the mortgagor corporation by Talmer Cordell by his deed dated July 15, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 655 at Page 2