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THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said P. M. Richardson
hereby, my certain Promissory note in writing, of even date with these
Presents, am well and truly indebted to J. D. Green, Jr.,
for the full and just sum of THREE THOUSAND, SIX HUNDRED (\$3,600.00) DOLLARS
to be paid Seventy (\$70.00) Dollars on the first of
each and every month hereafter until paid in full--

with interest thereon from date
at the rate of 6 1/2 per centum per annum, to be computed and paid semi-annually
until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and
unpaid, the whole amount evidenced by said note to become immediately due, at the option of the
holder hereof, 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 his 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 10 per cent. of the indebtedness as attorneys' 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 I, the said P. M. Richardson
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said J. D.
Green, Jr., according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me the said P. M. Richardson
in hand well and truly paid by the said J. D. Green, Jr.,
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
J. D. GREEN, JR., HIS HEIR AND ASSIGNS FOREVER:

ALL those certain building and erections located at 2390
Laurens road and designated as The Laurens Road Coffee Shop, in the
State and County aforesaid, said buildings being located on property
heretofore leased to the Mortgagor herein by Parie Jones Green and
being in size approximately 20 x 60, and 20 x 40 respectively.

This instrument is drawn simultaneously with a modification
of the aforementioned Lease, where the privilege of removing said
buildings has been cancelled and modified and said Mortgage herewith
a rees with the Mortgagee herein that the aforementioned removal clause
is null and void and of no effect until and after the within witnessed
indebtedness has been paid.

*paid in full & satisfied this 8th
day of June, 1965
J. D. Green, Jr.*

*James A. R. Rine
C. H. Pearson*

RECORDED AND CANCELLED BY RECORDER
DATE OF CANCELLATION 10-6-65
C. H. Pearson
RECORDED IN GREENVILLE COUNTY, S. C.
2-7-65