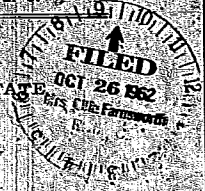


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THE STATE OF SOUTH CAROLINA  
COUNTY OF PICKENS  
Greenville

MORTGAGE OF REAL ESTATE



TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Grover G. Brown

← SEND GREETING

Whereas, I, the said Grover C. Brown, hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to First National Bank of Easley, Easley, S. C. hereinafter called the mortgagee(s), in the full and just sum of

Twenty-Five Thousand and no/100 DOLLARS (\$25,000.00) to be paid

in equal monthly installments of Five Hundred (\$500.00) Dollars each, the first such installment to become due and payable on the 25th day of November, 1962, and with a like installment becoming due and payable on the 25th day of each succeeding calendar month thereafter until the principal sum with interest shall have been paid in full

with interest thereon from date at the rate of six (6%) per centum per annum, to be computed and paid

monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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(s) promise to pay all costs and expenses including 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 I, 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 term of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents to grant, bargain, sell and release unto the said First National Bank of Easley, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, South Carolina, containing 10.71 acres, and according to plat made by J. C. Hill, Surveyor, July 11, 1956, recorded in Plat Book LL, page 21, having the following metes and bounds, to-wit: BEGINNING at a nail and cap in the center of Marked Beech Road; and running thence with the center of said road N 1-15 E 94.3 feet to nail and cap; thence with County Road the following courses and distances, to-wit: N 26-30 E 134 feet; thence N 58-30 E 140 feet; thence N 64-30 E 227 feet; thence N 75-45 E 141 feet; thence N 86 E 125 feet; thence S 68-05 E 258 feet; thence S 72-30 E 280 feet; thence N 81-40 E 33 feet; thence leaving said Road S 61 W 189.4 feet to iron pin and stone; thence S 25 W 432.3 feet to iron pin and stone; thence N 75-20 W 804 feet to the point of BEGINNING, and being portion of the property conveyed to G. M. Mitchell by H. Waring and Iha K. Waring by deed recorded in Deed Book 469, page 164.

This is the identical lot of land conveyed by G. M. Mitchell to Grover C. Brown by deed dated the 14th day of July, 1956 and recorded in the office of the RMC for Greenville County, South Carolina in Deed Book 557, page 102.