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BOOK 940 PAGE 204

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, JULIAN P. O'LEARY

WHEREAS, the said mortgagor Julian P. O'Leary (herein called mortgagor) SEND GREETING:

in and by a certain promissory note in writing, of even date with these Presents, as well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Twenty Thousand and No/100 (\$ 20,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C. together with interest thereon from date hereof, until maturity at the rate of five and one-half (5½%) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 15th day of December, 1963, and on the 15th day of each month of each year thereafter the sum of \$ 137.58 to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of October, 1983, and the balance of said principal and interest to be due and payable on the 15th day of November, 1983; the aforesaid monthly payments of \$ 137.58 each are to be applied first to interest at the rate of five and 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 instalments 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 instalment or instalments, or any part thereof, as therein 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 at any time any portion of principal or interest shall be past due and unpaid; or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the North side of Country Club Drive (formerly Park Drive) in the City of Greenville, in Greenville County, State of South Carolina, being shown as Lots Nos. 127 and 128 on plat of Traxler Park, made by R. E. Dalton, Engineer, March, 1923, recorded in the RMC Office for Greenville County, S. C. in Plat Book F, Pages 114 and 115, and having according to said plat and a recent survey made by A. C. Crouch, Engineer, February 6, 1950, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Country Club Drive at joint front corner of Lots 128 and 129, said pin being 490 feet in a westerly direction from the Northwest corner of the intersection of Country Club Drive and Byrd Boulevard and running thence along the line of Lot 129, N. 15-52 E., 200.7 feet to an iron pin; thence N. 73-33 W., 140.2 feet to an iron pin; thence along the line of Lot 126, S. 15-46 W., 206.7 feet to an iron pin on the North side of Country Club Drive; thence along the North side of Country Club Drive, S. 74-14 E., 70 feet to an iron pin; thence continuing along the North side of Country Club Drive, S. 77-48 E., 70 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor by deed of Cathryn B. Crouch, dated July 9, 1949, recorded in the RMC Office for Greenville County, S. C., in Deed Book 386, at page 92.