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State of South Carolina,

COUNTY OF GREENVILLE

W. N. WATSON SUPPLY COMPANY, a South Carolina corporation SENDS GREETING: WHEREAS, the said W. N. Watson Supply Company

in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to The First National Bank of Atlanta in the full and just sum of Two Hundred Thousand and No/100ths (\$200,000.00 DOLLARS, to be paid at the office of the payee in Atlanta, Georgia interest thereon from date hereof until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 1st day of July, 1964, and on the 1st day of each month of each year thereafter the sum of \$1,581.59, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May 1979, and the balance of said principal and interest to be due and payable on the 1st day of June 1979; the aforesaid monthly payments of \$1,581.59 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$200,000.00 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 therein provided, the same shall bear simple interest from the date of such default until paid at the rate of six (6%) 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 (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 the said W. N. Watson Supply Company, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Atlanta according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said W. N. Watson Supply Company, the said The First National Bank of Atlanta in hand and truly paid by the said The First National Bank of Atlanta 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 First National Bank of Atlanta:

All that piece, parcel or lot of land situate, lying and being at the Southwestern corner of the intersection of Falls Street and East McBee Avenue in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Carolina Engineering & Surveying Co., dated July 17, 1963, entitled "Survey for W. N. Watson Supply Co.", and having also according to a more recent plat prepared by R. B. Bruce, R.L.S., dated May 12, 1964, entitled "Property of W. N. Watson Supply Co.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book FFF at page 129, the following metes and bounds:

BEGINNING at a point at the Southwestern corner of the intersection of Fall Street and East McBee Avenue, and running thence with the Western side of Fall Street S. 19-45 W. 151.1 feet to an iron pin on the Northern side of a 15 foot alley; thence with the Northern side of said 15 foot alley N. 69-57 W. 150 feet to a point; thence N. 19-44 E. 150.6 feet to a point on the Southern side of East McBee Avenue; thence with the Southern side of East McBee Avenue S. 70-20 E. 150 feet to the point of beginning.

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