

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 and one-half per centum (7-1/2%) 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 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.

The undersigned shall have the right to prepay this indebtedness as follows: On any regular instalment due date and upon thirty (30) days written notice, to pay up to \$32,500.00 without penalty in any one loan year non-cumulative; otherwise, closed from prepayment during the first seven (7) loan years; thereafter to pay in part or in full at 106% during the 8th loan year declining one-half of one percent (1%) per year thereafter.

NOW, KNOW ALL MEN, that the mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank, Greenville, South Carolina, 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 The Peoples National Bank, Greenville, South Carolina, 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 The Peoples National Bank, Greenville, South Carolina:

All that certain piece, parcel or tract of land, together with the improvements thereon, situate, lying and being on the southwestern side of the frontage road on Interchange I-385 and South Carolina 291, in the City of Greenville, County of Greenville, State of South Carolina, containing 8.79 acres and having the following metes and bounds, according to plat entitled, "Property of K & L Realty Company, Inc." dated March, 1968, by Dalton & Neves, Engineers:

Beginning at an iron pin on the northwestern side of the frontage road on Interchange I-385 and South Carolina 291 at the joint front corner of property herein described and property now or formerly owned by Associated Properties, Inc. and running thence N. 68-50 W. 820.9 feet to an iron pin; thence N. 33-46 E. 451.5 feet to an iron pin; thence S. 68-50 E. 900 feet