

(3) All that certain piece, parcel and lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in Chicks Springs Township, about one mile north of the town of Greer, beginning at an iron pin by a red oak, between two branches and running thence N 63-00 W 22.87 chains to an iron pin, A. B. Groce's, thence N 8-00 E 7.33 chains to an iron pin by a sourwood; thence S 74-30 E 580 chains to an iron pin; thence N 38-00 E 5.90 chains to an iron pin in the center of an upland ditch, thence S 63-00 E 17.80 chains to an iron pin near pines; thence S 24-30 W 13.85 chains to beginning, containing thirty (30) acres, more or less. Bounded by lands of A. B. Groce, J. B. Burnett, N. E. Bright and others.

THIS MORTGAGE is to secure a Note for a portion of the purchase price to be paid by the within mortgagors to the within mortgagee.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said The First National Bank of South Carolina of Columbia, as Trustee Under the Will of Robert Lee Dillard, its successors and assigns forever. And we do hereby bind ourselves, our heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said The First National Bank of South Carolina of Columbia, as Trustee Under the Will of Robert Lee Dillard, its successors and assigns, from and against ourselves, our heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagors, their heirs, executors, administrators and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

AND IT IS FURTHER AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagors do and shall well and truly pay, or cause to be paid unto the said The First National Bank of South Carolina of Columbia, as Trustee Under the Will of Robert Lee Dillard the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagors do hereby assign, set over and transfer to the said mortgagee, its successors and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagors a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

WITNESS our Hands and Seals this 10th day of July, in the year of our Lord one thousand nine hundred and sixty-eight and in the one hundred and ninety-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

*[Signature]*  
James D. Walters

*[Signature]*  
Robert F. Williams

*[Signature]*  
W. Bon Owens (SEAL)

*[Signature]*  
J. Verne Smith (SEAL)

*[Signature]*  
W. V. Kellert, Jr. (SEAL)

*[Signature]*  
W. M. Richardson, Jr. (SEAL)

*[Signature]*  
C. E. Penion (SEAL)  
*[Signature]*  
B. O. Thomason, Jr. (SEAL)