

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DOVE TREE REALTY COMPANY, a Partnership (hereinafter referred to as Mortgagor) SENDS GREETING:

WHEREAS the Mortgagor in and by its certain promissory note in writing, of even date with these Presents, the terms of which are incorporated herein by reference, is well and truly indebted to FIRST PIEDMONT MORTGAGE CO., INC., a Corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagee), in the full and just sum of Six Hundred Thousand and no/100 (\$600,000.00) Dollars, to be paid at its office in Greenville, South Carolina, or at such other place as the holder of the note may from time to time designate in writing, according to the terms and provisions contained in said promissory note with interest as provided therein; the unpaid balance of said debt, if not sooner paid, being due and payable July 23, 1975.

And if at anytime 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, or in the promissory note secured hereby or in that certain Loan Agreement of even date herewith between the Mortgagor and the Mortgagee, 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 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 such cases the Mortgagor promises to pay all costs and expenses, including a reasonable attorneys' 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 BY THESE PRESENTS, that the Mortgagor, in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment thereof to said Mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars, to the Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these presents, receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST PIEDMONT MORTGAGE CO., INC., its successors and assigns.

"All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, containing 101.9 acres, more or less, as shown on plat entitled "Survey