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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 legal proceedings, then and in either of such cases, the Mortgagors promise 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. Any deficiency in the amount of such monthly payments shall unless paid by the Mortgagors prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to five per centum (5%) of any installment which is not paid within fifteen (15) days from the due date thereof, to cover the extra expense involved in handling delinquent payments.

NOW, KNOW ALL MEN, that the Mortgagors, for and in consideration of the said debt and the sum of money aforesaid, and for the better securing of the payment thereof to the said Mortgagee, according to the terms of said note, and also in consideration of the sum of \$3.00, receipt of which is hereby acknowledged by Mortgagee, at and before the signing of these presents, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Carolina Federal Savings & Loan Association, its successors and assigns,

"All that tract of land in Greenville County, State of South Carolina, being shown on plat of "Survey for Royal Host Inns", prepared by Carolina Surveying Co., dated April 19, 1972, recorded in the RMC Office for Greenville County in Plat Book 4Q at page 38, and having the following metes and bounds:

"Beginning at an iron pin on the right of way of By-Pass 291 at the northern corner of the property herein described, and running thence S 50-15 E 754.8 feet to an iron pin (old); thence S 78-08 W 105.3 feet to a monument on Interstate 85; thence with r/w of Interstate 85, N 67-57 W 311.2 feet to monument; thence continuing with Interstate 85, N 68-55 W 202.8 feet to an iron pin; thence continuing S 79-25 W 142 feet to an iron pin; thence continuing, S 22-06 E 40.8 feet to monument, S 55-59 W 249.8 feet to an iron pin; thence N 54-42 W 49.7 feet to an iron pin on By-Pass 291; thence with the right of way of By-Pass 291, N 22-59 E 46.7 feet to an iron pin; thence continuing with the right of way of By-Pass 291, N 36-38 E 153.3 feet to an iron pin, N 36-38 E 65.3 feet to an iron pin, and N 39-45 E 350 feet to an iron pin, the point of beginning."

This is the same property described in the original lease recorded in Deed Book 765 at page 407 in said RMC Office.