

in the payment of any installment or installments, 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 eight and one-fourth per cent (8-1/4%) 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, 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 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.

NOW, KNOW ALL MEN, that the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, Greenville, South Carolina, its successors and assigns:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, lying and being situate in the southern section of Donaldson Center, bounded on the north by the right-of-way of Echelon Road, on the east by the right-of-way of Perimeter Road, on the south by other lands of Donaldson Center, and on the west by the