

State of South Carolina

FILED GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

OCT 6 3 51 PM '72

ELIZABETH RIDDLE R.M.C.

D. W. EASOM and RUBY LEE W. EASOM

SEND GREETING:

WHEREAS, we the said D. W. Easom and Ruby Lee W. Easom, hereinafter referred to as "Mortgagor,"

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to First Union National Bank, hereinafter referred to as "Mortgagee,"

in the full and just sum of Ninety Thousand (\$90,000.00) DOLLARS, to be paid at its offices in Asheville, North Carolina, together with interest thereon from date hereof until maturity at the rate of Eight (8) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of December, 1972, and on the 15th day of each month of each year thereafter the sum of \$974.22

to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of October, 1994, and the balance of said principal and interest to be due and payable on the 15th day of November, 1994; the aforesaid monthly payments of \$974.22 each are to be applied first to interest at the rate of Eight (8) per centum per annum on the principal sum of \$90,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments 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 installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case 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 or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this 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 we, 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 Mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US

the said Mortgagor in hand and truly paid by the said Mortgagee

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns:

All that piece, parcel or tract of land, containing 4.43 acres, more or less, situate, lying and being on the northwestern side of Interstate Highway I-85, near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Webb Surveying & Mapping Co., dated August, 1967, entitled "Property of H. S. Garrison Est." and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-U at page 13, the following metes and bounds:

BEGINNING at a concrete monument at the northeastern corner of the intersection of the right for way for Interstate Highway I-85 and the right of way for the P & N Railroad (now the Seaboard Coast Line Railroad Co.) and at the southwestern corner of the premises herein described and running thence with the northwestern edge of the right of way for Interstate Highway I-85 N. 58-27 E. 308.9 feet to a concrete monument; thence continuing with the northwestern edge of the right of way for Interstate Highway I-85 N. 29-55 E. 301.6 feet to a concrete monument;