MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & McKay Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

The State of South Carolina,

COUNTY OF GREENVILLE

John Michael's, Inc. SEND GREETING:

Whereas, it, the said John Michael's, Inc., a corporation organized under the laws of the state of South Carolina hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to The South Carolina National Bank of Charleston, Greenville, S. C. Branch

hereinafter called the mortgagee(s), in the full and just sum of Fifteen Thousand and No/100------

----------DOLLARS ($15,000.00), to be paid at in Greenville, S. C., 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 quarterly installments as follows:

Beginning on the 15th day of February, 19 73, and on the 15th day of each quarter of each year thereafter the sum of $ 917.40, to be applied on the interest and principal of said note, said payments to continue thereafter until paid in full

the aforesaid quarterly payments of $917.40 each are to be applied first to interest at the rate of eight (8%) per centum per annum on the principal sum of $ 15,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each quarterly 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 herein 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 ten (10%) per cent, of the indebtedness as attorney's 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 it, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to it, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 The South Carolina National Bank of Charleston, Greenville, S. C. Branch, its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate, lying and being on the southwest side of Washington Avenue, near the City of Greenville, Greenville County, South Carolina being shown as Lot 4 and a portion of Lots 1, 2 and 3 on Plat of Camilla Park recorded in the RMC Office for Greenville, S. C. in Plat Book G, Page 225 and having according to a more recent plat entitled Property of John Michael's, Inc. recorded in the RMC Office for Greenville, S. C. in Plat Book 4-E, Page 119, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Washington Avenue at the joint corner of property of now or formerly of J. Cleo Roper and running thence along Washington Avenue S. 21-46 E. 80 feet to an iron pin at the intersection of a 20 foot alley; thence along said alley S. 65-30 W. 157.4 feet to an iron pin; thence N. 26-30 W. 80 feet to an iron pin; thence N. 65-41 E. 165 feet to the beginning corner.

Together with all the mortgagor's right and interest in and to the alley lying along the southeast edge of this lot as shown on the recorded plat referred to above.