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GREENVILLE, CO. S. C.
MAR 13 2 53 PM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1289 PAGE 455

REAL ESTATE MORTGAGE

State of South Carolina,
County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NORTH GREENVILLE JUNIOR COLLEGE, a corporation, SEND GREETINGS:

WHEREAS, the said North Greenville Junior College hereinafter, called Mortgagor, in and by its certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of ONE HUNDRED SEVENTY THOUSAND and no/100-----Dollars (\$ 170,000.00), with interest thereon payable in advance from date hereof at the rate of 7 % per annum; the principal of said note together with interest being due and payable in (36) Thirty-six Number

Monthly installments as follows:
(Monthly Quarterly, Semi-annual or Annual)
Beginning on April 13th, 1973, and on the same day of each monthly period thereafter, the sum of Five Thousand Two Hundred Forty Nine and 20/100-----Dollars (\$ 5,249.20) and the balance of said principal sum due and payable on the 13th day of March, 1976.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 7 % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker, shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

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 Mortgagee 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 Mortgagee at and before the sealing and delivery of these presents; the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

ALL that piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina in Highland Township, and being shown on a Plat by Terry Dill dated September 16, 1969, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Wingo Road, about 53 feet in a Southerly direction from the intersection of said Road with a driveway, running thence S. 75-30 W., 541.7 feet to a stake in the center of Taylor Road; thence with the center of Taylor Road, N. 11-00 W., 188 feet to a stake in a road designated as "Service Road"; thence with the margin of said "Service Road", S. 75-10 W., 157.2 feet to an iron pin; thence N. 25-30 W., 177 feet to an iron pin; thence N. 69-55 E., 608.5 feet to an iron pin on a margin of Wingo Road; thence with the margin of Wingo Road, S. 33-45 E., 220 feet to an iron pin; thence S. 26-00 E., 216.3 feet to the point and place of beginning, said property being a portion of Tract No. 8 of the B. F. Neves Estate and a tract designed "M. C. Donnon" recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book K, at page 61.