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State of South Carolina

COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.
MAR 23 4 26 PM '73
OGONIE S. TARKERSLEY
H.H.C.

BOOK 1273 PAGE 387

To All Whom These Presents May Concern: We, Dobson True Value Hardware, Inc., and James P. Edwards hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by our certain promissory note in writing, of even date with these Presents, well and truly indebted to J. S. Paget

hereinafter called Mortgagee, in the full and just sum of

- - - TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) - - - - - DOLLARS, to be paid in eight (8) annual installments of THREE THOUSAND ONE HUNDRED TWENTY-FIVE AND NO/100 (\$3,125.00) DOLLARS each, plus interest, with payments to begin one (1) year from date. Mortgagors shall have the right to pay in full at any time.

with interest thereon from date at the rate of six (6%) per centum per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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 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 according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing 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, J. S. Paget

All that lot of land located in the State of South Carolina, County of Greenville, near the City of Greer, on the northeast side of the Old Buncombe Road and the northwest side of the Old Chick Springs Road, containing 1.08 acres, more or less, as shown on a survey entitled "Property of William R. Dobson and James P. Edwards", dated March 29, 1973, by Tri-State Surveyors, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the Old Buncombe Road and the Old Chick Springs Road and running thence with the Old Buncombe Road N. 30-10 W. 115.65 feet to an iron pin; thence N. 29-14 W. 63 feet to an iron pin, corner Caper House property; thence N. 66-02 E. 299.8 feet to an iron pin, corner J. S. Paget property; thence S. 29-10 E. 140.8 feet to an iron pin on right-of-way of Old Chick Springs Road; thence along and with Old Chick Springs Road right-of-way S. 61-03 W. 109 feet to an iron pin; thence continuing same, S. 57-21 W. 188 feet to the point of beginning.