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MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Leatherwood, Walker, Told & Mana, Attorneys at Law, Greenville, S. C.

GREENVILLE, CO. S. C. JOR 25 12 37 PH 173 DUMBIE S. TALKERSLEY

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

DIRAN CORP.

(herein called mortgagor) SENDS CREETING:

WHEREAS, the said mortgagor,

DIRAN CORP.

a corporation chartered under the laws of the State of South Carolina to FIRST PIEDMONT MORTGAGE COMPANY, INC.,

, is well and truly indebted

% the mortgagee in the full and just sum of forty thousand and no/100----

(\$40,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

one hundred and twenty (120) days from date

with interest from

date

, at the rate of eight (8%)

percentum until paid; interest to be computed and paid at maturity

until paid in full; all interest not paid when due to bear interest at 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, 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 mortgage promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, 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, 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 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 mortgagee at and before the scaling and delivery 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 the said

FIRST PIEDMONT MORTGAGE COMPANY, INC., its successors and assigns forever;

ALL that piece, parcel or tract of land situate and lying in the State of South Carolina, County of Greenville, in Greenville Township, on the north-eastern intersection of East Coffee Street and Spring Street in the City of Greenville and described as follows:

BEGINNING at the northeastern corner of the intersection of East Coffee and Spring Streets and running thence along the north side of East Coffee Street S. 70 E. 30 feet; thence N. 20-50 E. 83 feet to an alley; thence along the

LEATHERWOOD, WALKER, TODD & MANN

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