

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 SOUTHERN BANK & TRUST CO. 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 SOUTHERN BANK & TRUST CO., at and before the signing 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 SOUTHERN BANK & TRUST Co., its successors and assigns, forever:

ALL that certain piece, parcel or tract of land, containing 4.6 acres, more or less, situate, lying and being on the Southeastern side of Michelin Road, near the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat entitled "Property of W. STEVE LANG, JR., M.D." dated August 20, 1973, prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4X, Page 75, the following metes and bounds, to-wit: