

All installments of principal and interest are payable in lawful money of the United States of America which shall be legal tender in payment of all debts and dues, public and private at time of payment and in the event default is made in the payment of any installment or installments or any part thereof or otherwise as therein provided, the unpaid principal balance thereunder plus accrued interest thereon shall bear interest at the rate of eleven (11%) per centum per annum.

NOW KNOW ALL MEN, That Westside City, Inc., together with the maker of said note, herein collectively called the "Mortgagor", in consideration of the said Debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and for better securing the truth and validity of the representations made in such note by its maker and the faithful observance and performance of the covenants herein contained and contained in any other instrument securing said note, to the said mortgagee, and also in consideration of the further sum of one dollar to 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, and sell and release, unto the said mortgagee, its successors and assigns the following property situated in the County of Greenville, near the City of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or tract of land containing 13.30 acres situate, lying and being on the eastern side of Hunts Bridge Road and on the northwestern side of Sulphur Springs Road near the City of Greenville, in Greenville County, South Carolina and having the following metes and bounds according to Plat entitled "Property of Westside City, Inc.", dated December 4, 1973, by Webb Surveying & Mapping Co.:

BEGINNING at an iron pin on the eastern right-of-way of Hunts Bridge Road which pin is located N. 7-19 W. 275 feet from the point of intersection of the eastern right-of-way of Hunts Bridge Road and the northern right-of-way of Sulphur Springs Road; thence from said point of beginning running with the eastern right-of-way of Hunts Bridge Road, N. 7-17 W. 525 feet to a point; thence continuing with said road right-of-way N. 7-19 W. 307.3 feet to a point on the eastern right-of-way of Hunts Bridge Road and running with the line of property now or formerly of Fenwick Heights, N. 81-33 E. 125 feet to a point; thence N. 59-33 E. 219.4 feet to a point; thence N. 59-30 E. 100 feet to a point at the corner of property now or formerly owned by C.A.N. Enterprises; thence with the line of said C.A.N. Enterprises property, S. 29-55 E. 254.9 feet to a point; thence S. 68-42 E. 378.7 feet to a point on the northwestern right-of-way of Sulphur Springs Road; thence with said road right-of-way as the line, the following courses and distances: S. 21-16 W. 150 feet; thence S. 22-41 W. 100.5 feet; thence S. 26-43 W. 107 feet; thence S. 31-09 W. 115 feet; thence S. 36-17 W. 150 feet; thence S. 41-54 W. 150 feet; thence S. 47-44 W. 110 feet to a point at the corner of property now or formerly owned by Philpot, et al; thence with the line of said Philpot property, N. 42-07 W. 181.8 feet to a point; thence S. 77-50 W. 62.8 feet to a point in the line of property now or formerly owned by Parkenton; thence with the line of said Parkenton property, N. 8-00 W. 10 feet to a point; thence S. 68-39 W. 125.6 feet to a point on the eastern side of Hunts Bridge Road, being the point of beginning.

Page 2 of an 8 page mortgage dated December 27, 1973, by and between Westside City, Inc., mortgagor, and Southern Bank & Trust Company, mortgagee. Mortgagor to initial here: W.C.H. Bp.