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THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: GOLDEN GROVE PROPERTIES, INC.

SEND GREETING:

Whereas It, the said Golden Grove Properties, Inc. in and by its certain promissory note in writing, of even date with these Presents, is well and truly indebted to Frank Ulmer Lumber Company, Inc. in the full and just sum of ----- EIGHTY Thousand Two Hundred Ninety Nine and 94/100-----, to be paid on demand

, with interest thereon from date at the rate of 8 per centum per annum, 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 his 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 mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 It, the said Golden Grove Properties, Inc., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Frank Ulmer Lumber Company, Inc. according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to It, the said Golden Grove Properties, Inc., in hand well and truly paid by the said Frank Ulmer Lumber Company, Inc.

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 Frank Ulmer Lumber Company, Inc., its successors and assigns, forever;

All that certain piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing 0.85 acres, more or less, and being more specifically described according to a plat of survey by John C. Smith, RLS, dated April 26, 1962, recorded in the RMC Office for Greenville County in Plat Book \_\_\_\_\_, at Page \_\_\_\_\_, reference to said plat being craved for a complete and detailed description thereof. Said property fronting 178.5 on S. C. Highway 20.

ALSO:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Golden Grove Estates as shown on a plat thereof dated September 7, 1971, recorded in the RMC Office for Greenville County in Plat Book 4-R, Page 1, containing 44.75 acres, more or less, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Golden Grove Circle at the joint corner of instant tract and Lot 12 of Golden Grove Estates and running thence along the northeastern side of Golden Grove Circle N. 68-15 W. 87.5 feet, more or less; thence S. 25-24 W. 325 feet, more or less, to a point; thence N. 64-36 W. 50 feet, more or less, to an iron pin on the southwestern side of Golden Grove Circle at the

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