

REAL ESTATE MORTGAGE

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we Walter S. Griffin, Faust Nicholson and David D. Douglas the said David D. Douglas hereinafter called Mortgagor, in and by that certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Two Hundred Twenty-Five Thousand & No/100 Dollars (\$ 225,000.00), with interest thereon payable in advance from date hereof at the rate of one & one-half (1 1/2%) percent above the prime rate of The Citizens and Southern National Bank of South Carolina during the first six months, two (2%) percent above said prime rate thereafter; the principal of said note being due in one installment on the anniversary date of its date said note; interest rate to be adjusted, and accrued interest payable, on a quarterly basis, based on a loan year beginning on the date hereof. Dollars

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and or interest shall bear interest at the rate of twelve% per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

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 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 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, sell and release unto the said Mortgagee the following described real estate, to-wit:

ALL that piece, parcel or lot of land, with all improvements thereon, located near the town of Travelers Rest in Greenville County, South Carolina, as shown on a plat prepared by Jones Engineering Service, designated as "Property of Foot Hills Development Co.", dated March 15, 1973, and recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book 4Z at Page 5, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin located at the intersection of the Northwestern side of Howard Street and the center of a 68 foot power transmission line right-of-way; thence North 34-30 West 796.0 feet to an iron pin; thence North 34-20 West 1,269.7 feet to an iron pin; thence North 35-50 East 779.0 feet to an iron pin; thence North 34-01 West 643.7 feet to an iron pin located on the Southeast side of McElhaney Road; thence along said side of said road North 39-09 East 99.5 feet to an iron pin; thence North 49-50 East 300.0 feet to an iron pin; thence North 51-16 East 330.0 feet to an iron pin; thence turning and leaving McElhaney Road and proceeding South 33-04 East 419.5 feet to an iron pin; thence South 34-57 West 360.0 feet to an iron pin located on the Northern boundary of the aforesaid transmission line right-of-way; thence South 63-14 East 1,768.9 feet to a point; thence South 26-55 East 550.0 feet to an iron pin; thence South 26-55 East 200.0 feet to a point on the Northwestern side of Howard Street; thence along said side

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