

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said SHELDON B. COPE, III, hereinafter called Mortgagor, in and by my 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 Eight Thousand and 00/100 Dollars (\$ 8,000.00), with interest thereon payable in advance from date hereof at the rate of * % per annum; the principal of said note together with interest being due and payable in (36)

Monthly installments as follows:

Beginning on January 1, 1976, and on the same day of each monthly period thereafter, the sum of Two Hundred Twenty-three and 00/100 Dollars (\$223.00)

plus interest and the balance of said principal sum due and payable on the 1st day of December, 1978.

* Interest to be at 2% over the prime rate of C&S Natl. Bank adjusted monthly on payment date. 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 % 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, lying and being on the south side of Rutherford Road, near the town of Taylors, County of Greenville, State of South Carolina, being a portion of the property shown on a plat of the property of Brent Corporation, prepared by Campbell and Clarkson, Surveyors, Inc., recorded in the R.M.C. Office of Greenville County in Plat Book 4T at Page 73, consisting of approximately 1.09 acres net of rights-of-way, and having the following metes and bounds, to-wit:

BEGINNING at a point located on the northwestern side of the 200 foot strip owned by Southern Railroad; thence N. 3-28 E. 114.6 feet to a point located on the southern side of the right-of-way of the P & N Railroad; thence N. 3-28 E. across said right-of-way of P & N Railroad a distance of 100 feet; thence N. 3-28 E. 63.7 feet to a point located on the southern side of the right-of-way of Rutherford Road; thence along said right-of-way of Rutherford Road the following courses and distances: S. 80-00 E. 46.3 feet to a point, S. 86-24 E. 112.5 feet to a point, N. 86-78 E. 101.1 feet to a point, N. 78-50 E. 102.89 feet to a point, and N. 69-49 E. 127.1 feet to a point; thence leaving said right-of-way of Rutherford Road and proceeding along the northwestern side of the right-of-way of Wade Hampton Blvd. S. 47-43 W. 205.8 feet to a point on the northern side of said right-of-way of P & N Railroad; thence across said right-of-way S. 47-43 W. 139.53 feet to a point on the southern side of said right-of-way; thence S. 47-43 W. 144.5 feet to a point on the northern boundary of the aforesaid 200 foot strip of Southern Railroad; thence along the boundary of said strip S. 88-42 W. 133.6 feet to the point of BEGINNING.

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