

Mortgagee's Address:
26 Howe Street
Greenville, S.C. 29601

MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE TAX
AND ATTORNEY'S FEES CLAUSES

The State of South Carolina, S.C.

TO

324 3 27 PM '79

COUNTY OF Greenville

JOHN S. STANLEY
M.D.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Said Greeting:

WHEREAS I We the said Realty Union Development Corporation
in and by my (our) certain promise note bearing date the 12th day of April A.D. 1977, stand firmly held
and bound unto the said Penny S. Smith as Trustee for the said Trust or order, in the sum of
Twenty thousand (20,000) Dollars, payable in 240 successive monthly installments, each of \$83.33,
plus interest, contained in and on the said note, Dollars, except the final installment, which shall be the balance then due, the
first payment commencing on the first day of August, 1977, and on the first day of each month thereafter until
paid, as is and by the said note and condition thereof, reference being thereunto had, will more fully appear.

Now, Know All Men, That I We The Said Realty Union Development Corporation do and in consideration of the
said debt and the sum of money aforesaid and for better securing the payment thereof, and to secure any renewal or extension of said note;
also to secure any other present or future indebtedness or liability of grantor to grantee or to subsequent holders of said note, including any
sums paid by grantee or its assigns for the purpose of obtaining the discharge in whole or in part of any taxes or contractual or statutory liens
or other encumbrances against said described property and also in consideration of value received 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 Penny S. Smith as Trustee for the said Trust its successors and assigns the following described
property to wit:

All those places, parcels or lots of land, with all improvements thereon,
in hereafter conveyed thence situate, being and being on the South-
eastern side of Third Street, also known as Hill Street, near the city
of Greenville, County of Greenville, State of South Carolina, being
more or less designated as the greater portion of lot no. 2 and lot no. 10
of the P.S. Deeds aforesaid and being known and designated as the greater
portion of lot no. 2 and lot no. 10 as shown on a plat of property of P.S.
Deeds, prepared by C.O. Middle, dated November, 1961, and recorded in
the public office for Greenville County, South Carolina, in Plat Book 222
of page 77, and having according to the last mentioned plat the
following corners and bounds:

Handwritten initials/signature

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise
incident or appertaining.

To Have and to Hold all and singular the said Premises unto the said Penny S. Smith as Trustee for the said Trust
its successors, Heirs and Assigns forever.

And I We the said Realty Union Development Corporation do hereby warrant and defend the title to the said Premises unto the said Trust
its successors, Heirs and Assigns from and against all persons lawfully
claiming, or to claim the same, or any part thereof.

And it is agreed by and between the said parties that in case of default in any of the payment of interest or principal or of the taxes or
insurance premiums as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And it is further agreed by and between the said parties that the said Realty Union Development Corporation shall cause the same to be insured in
this name, and shall have themselves, for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate
of Six (6%) per cent per annum, from the date of such payment, under this Mortgage.

And it is further agreed by and between the said parties that until the debt hereby secured be paid, the said Mortgagee
or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and
payable, and in case said Mortgagee or Assigns, shall fail to do so, the said Mortgagee, its Executors, Administrators or Assigns, may pay said taxes,
together with any costs or penalties incurred thereon or any part thereof, and reimburse itself for the same, together with interest on the
amount so paid, at the rate of Six (6%) per cent per annum, from the date of such payment, under this Mortgage.

And it is Further Agreed and consented to by and between the said parties, that until the debt hereby secured be paid, the said Mortgagee
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together with any costs or penalties incurred thereon or any part thereof, and reimburse itself for the same, together with interest on the
amount so paid, at the rate of Six (6%) per cent per annum, from the date of such payment, under this Mortgage.

Provided Always, Nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I We the Realty Union Development Corporation
do and shall well and truly pay, or cause to be paid, unto the said
Penny S. Smith as Trustee for the said Trust the said debt or sum of money
aforesaid, with the interest thereon, if any shall be due, according to the true and meaning of the said note and all sums of money provided to be

paid by the Mortgagee, its Executors, Administrators or Assigns, together with the interest thereon,
if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine and be utterly null and
void, otherwise it shall remain in full force and virtue.

And it is Agreed, by and between the said parties, that the said Realty Union Development Corporation and its successors, Heirs and
assigns are to hold and enjoy the said Premises until default of payment shall be made.

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