

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

VOL 1558 PAGE 170

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, the said The Rothell Company, Inc. hereinafter called Mortgagor, in and by ITS 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 TWENTY FIVE THOUSAND AND NO/100 Dollars (\$ 25,000.00), with interest thereon payable in advance from date hereof at the rate of 16 % per annum; the principal of said note together with interest being due and payable in (1) ONE Single Lump Sum Payment at Date of Maturity to Include Principal & Interest installments as follows:

Beginning on September 24, 1984, and on the same day of each period thereafter, the sum of Dollars (\$) and the balance of said principal sum due and payable on the 24th day of September, 1984.

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.

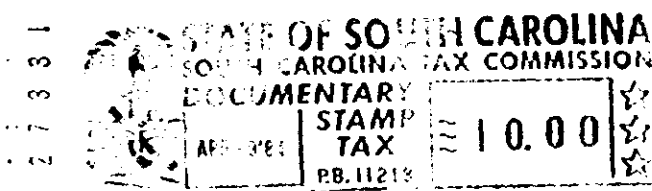
Said note provides that past due principal and/or interest shall bear interest at the rate of 16 % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the 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 Seneca, 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 certain piece, parcel or lot of land, together with all improvements thereon or hereafter constructed thereon, located in the County of Greenville, State of South Carolina, being shown and designated as Lot 30 of Brookfield West Subdivision, Section II, on plat prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County, SC, in Plat Book 7-X at Page 88 on April 1, 1981; being more fully described on plat entitled "Property of Rothell Co., Inc." prepared by Freeland & Associated dated December 28, 1982, and recorded February 11, 1983, in Plat Book 9-N at Page 9 of the RMC Office for Greenville County, SC, said plat being craved for the specific metes and bounds as appear thereon.

This being a second mortgage and junior in lien to that mortgage given by Mortgagor herein to First National Bank of South Carolina, dated February 11, 1983, and recorded in Mortgage Book 1594 at Page 508 on February 11, 1983, in the RMC Office for Greenville County, SC, to secure the original principal sum of \$70,000.00.



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