

shall, at the option of the holder thereof, become immediately due, and said holder shall have the right to institute any proceedings upon this note and any collaterals given to secure the same for the purpose of collecting said principal and interest, with costs and expenses, and of protecting any security connected herewith.

"AND BALLARD CONCRETE CO., INC. further agrees hereby that if any part of the money due hereon be not paid when due, or if this note be placed in the hands of an attorney for collection, or if this debt or any part thereof be collected by an attorney or by legal proceedings of any kind, an attorney's fee of ten (10%) per centum besides all costs and expenses incident upon such collection, shall be added to the amount due upon this note, and be collectible as a part thereof."

NOW, KNOW ALL MEN, That BALLARD CONCRETE CO., INC., 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 SANTEE PORTLAND CEMENT CORPORATION according to the terms of said note and also in consideration of the further sum of THREE DOLLARS to BALLARD CONCRETE CO., INC. the said mortgagor in hand well and truly paid by the said SANTEE PORTLAND CEMENT CORPORATION 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 SANTEE-PORTLAND CEMENT CORPORATION:

All that piece, parcel or lot of land in
Greenville County, State of South Carolina