Greenville, S. C. 29602

GREENVILLE CO. S. REAL ESTATE MORTGAGE

38 29 4 38 PH 19.

State of South Carolina,

DOMNIE S. TANKERSLEY

County of __GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Brent Corporation

SEND GREETINGS:

Brent Corporation WHEREAS, _____ the said hereinafter called Mortgagor, in and by certain Note or obligation bearings 1973 *exerc xbatex bare with, 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 One Hundred Forty-Three Thousand Seven Hun- Dollars (\$143,720.14), dred Twenty and 14/100 dred two percent above prime, with interest thereon payable in advance from date hereof at the rate of two percent above herime, with ceiling of 9 3/4% April 2, 1977

installments as follows:

(Monthly, Quarterly, Seminannia) or Annual)

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.

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

Greenville the office of the Mortgagee in . 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 Mortgager 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,

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, near the town of Taylors, adjacent to Rutherford Road (Old U. S. Highway No. 29), being a portion of the property shown on a plat entitled "Property of the Brent Corporation" dated November 28, 1972, revised January 23 and February 23, 1973, prepared by Campbell & Clarkson Surveyors, Inc., recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4T at Page 73, consisting of 10.0 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point located on the western boundary of the tract shown on the aforesaid plat, being a common boundary with property now or formerly owned by Black, said point being N 17-35 E, 526.77 feet from an iron pin located on the northern side of the right-of-way of Rutherford Road; thence N 17-35 E, 461.41 feet to a point; thence S 72-25 E, 944.06 feet to a point; thence S 17-35 W, 461.41 feet to a point; thence N 72-25 W, 944.06 feet to the point of beginning.

The purpose of this mortgage is to add the above-described property as additional security for the mortgage previously granted by Brent Corporation, recorded in Mortgage Book 1271 at Page 405. The consideration for the granting of this additional security is the agreement by the Bank to surrender a note and mortgage on a separate parcel of (Continued on Exhibit A)

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