MORTGAGE: Form Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

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State of South Carolina

COUNTY OF GREENVILLE

FILED JUL 31 4 29 PM '79 BONNIE S. TANKERSLEY R.M.C.

PIEDMONT ENGINEERS, ARCHITECTS & PLANNERS, INC. SEND GREETING:

WHEREAS, the said Piedmont Engineers, Architects & Planners, Inc.

in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to Cathryn B. Crouch and Southern Bank and Trust Company, Co-Executors U/W of Alexander C. Crouch, dec. in the full and just sum of One Hundred Eighty-two Thousand Two Hundred Sixty-five and 60/100 ($182,265.60) DOLLARS, to be paid at 306 East North Street in Greenville, S. C., according to the terms and conditions of said note, the final payment of which shall be July 1, 1984, unless extended under the provisions of said note, whereby said final payment shall be no later than July 1, 1985.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate set forth in said note.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

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 and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Cathryn B. Crouch and Southern Bank and Trust Company, Co-Executors U/W of Alexander C. Crouch, deceased, their Successors-in-Office and Assigns, forever:

All that piece, parcel or tract of land, containing 2.98 acres, more or less, situate, lying and being at the Southeastern corner of the intersection of Church Street Ramp and East Park Avenue in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Piedmont Engineers, Architects & Planners, dated August 28, 1973, entitled "Property of Helen V. Schumpert", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-C at page 62, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Church Street Ramp and East Park Avenue and running thence with the Southern edge of the right of way for East Park Avenue S. 65-57 E. 87.4 feet to an iron pin; thence continuing with the Southern edge of the right of way for East Park Avenue S. 72-36 E. 271 feet to an iron pin; thence with the line of other property of the Mortgagor herein S. 4-36 W. 163.5 feet to an iron pin; thence with the line of property now or formerly of Daniels N. 81-21 W. 95 feet to an iron pin; thence with the line of property now or formerly of Moore Estate, Garvin, and Moore

(Cont'd.)

STATE OF SOUTH CAROLINA DOCUMENTARY STAMPS

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