

excess of the maximum rate legally chargeable, and the entire balance shall also immediately become due and payable, at the option of the holder, who may sue thereon and foreclose this mortgage. In case the 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 necessary by the holder thereof for the protection of its interest to place, and if the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then, in either of said cases the Mortgagors promise to pay all costs and expenses, including reasonable attorneys' fees, all of which, shall be added to the mortgage indebtedness, and payment thereof, secured hereby to the same extent as if it were a part of the original debt.

NOW, THEREFORE, in consideration of the aforesaid loan and to secure the payment thereof with interest and the additional payments herein agreed to be made, and to secure the performance of all the agreements and covenants herein contained, and also in consideration of the further sum of Three and no/100 (\$3.00) Dollars paid to the Mortgagors by the Lender before the signing of this instrument, the receipt of which is hereby acknowledged, the Mortgagors have granted, bargained, sold and released and by this instrument do grant, bargain, sell and release unto the Lender the following described real estate:

All that certain piece, parcel or lot of land lying and being in City of Greenville, County of Greenville, and State of South Carolina, being shown and designated as 1.14 acres, more or less, on plat of J. A. Farmer, Jr., Reg. L. S. No. 2152, dated December 21, 1979, public records of Greenville County in Plat Book 7-4 at page 9, and being more particularly described as follows: BEGINNING at the Northernmost corner of said lot at the intersection of Mills Avenue and Augusta Street and running thence along Augusta Street South 38-38 East 83.6 feet to an iron pin; thence South 40-11 East 78.1 feet to an iron pin; thence South 43-38 East 73.8 feet to an iron pin; thence South 47-10 East 60.7 feet to an iron pin

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