

Mortgagee's Address: P. O. Box 1449, Greenville, S.C. 29602

REAL ESTATE MORTGAGE

State of South Carolina,

County of Greenville

1536 1173

FILED
S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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M.C.

SEND GREETINGS:

WHEREAS, we, ~~THE WORTHY GROUP~~ THE WORTHY GROUP, hereinafter called Mortgagor, in and by our 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 Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00), with interest thereon payable in advance from date hereof at the rate of prime plus 1.5 per annum; the ~~note~~ interest rate adjusted effective with prime and paid quarterly beginning June 18, 1982, and principal of said note together with interest being due and payable in (one) ^{Number} Annual installments as follows:

~~XXXXXX~~ on March 18, 19 83, and ~~on the same day~~ ~~period thereafter~~ the sum of Two Hundred Fifty Thousand Dollars Plus Interest Accrued ~~Dollars~~ (\$250,000.00) ~~XXXXXX~~

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 _____% 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 Greenville, 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, situate, lying and being in Greenville County, South Carolina, fronting on Haywood Road, as shown on Plat entitled "Property of The Worthy Group", dated March 1982, and prepared by Dalton & Neves Co., Engineers, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book g-y at Page 51, and having according to such Plat the following metes and bounds:

BEGINNING at an iron pin along Haywood Road and being 2253.05 feet from its intersection with Congaree Road, and running along Haywood Road S 34-16 W 663.44 feet to a nail and cap; thence along the line now or formerly of Norman D. & Joy R. Bailey, N 38-47 W 156.81 feet to an iron pin; thence N 34-16 E 617.72 feet along the line of property of The Worthy Group to an iron pin; thence S 55-44 E 150.0 feet along the line of property of The Worthy Group to an iron pin along Haywood Rd., being the point of beginning.

This is the same property conveyed to Mortgagor by deed of Duke Power Company, recorded January 31, 1980 in the RMC Office for Greenville County, South Carolina in Deed Book 1119 at Page 906.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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