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State of South Carolina,

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

JOHN M. McCLELLAN

SENDS CREETING:

WHEREAS, I the said John M. McClellan

in and by my certain promissory note in writing, of even date with these presents well and truly indebted to Calvin Company, a partnership in the full and just sum of Two Thousand and No/100 (\$ 2,000.00) DOLLARS, to be paid in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of eight (8) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 15th day of September 1974, and on the 15th day of each succeeding month of each year thereafter the sum of \$ 90.46, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of July 1976, and the balance of said principal and interest to be due and payable on the 15th day of August 1976; the aforesaid monthly payments of \$ 90.46 each are to be applied first to interest at the rate of eight (8) per centum per annum on the principal sum of \$ 2,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

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 of seven (7%) per centum per annum.

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 I the said John M. McClellan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Calvin Company according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said John M. McClellan

in hand and truly paid by the said Calvin Company

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 Calvin Company, its successors and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being at the Eastern corner of the intersection of Regent Drive and Glenrose Avenue, in Paris Mountain Township, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 39 of a subdivision known as Edgefield, and having, according to a plat of said subdivision, prepared by Piedmont Engineering Service, dated March, 1957, and revised September, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book NN at page 195, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Regent Drive at the joint front corner of Lots Nos. 39 and 40 and running thence with the line of Lot No. 40 N. 25-11 E. 145 feet to an iron pin at the rear line of Lot No. 39; thence with the rear line of Lot No. 39 S. 64-49 E. 134.4 feet to an iron pin on the Northwestern side of Glenrose Avenue; thence with the Northwestern side

(Cont'd.)

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