State of South Carolina, DOUNTE S. TARKERSLEY

100 1409 PACE 4

County of \_\_GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROYAL VENTURE INCORPORATED

SEND GREETINGS:

		David Van	tures Tess	
WHEREAS,	the said _	koyar ven	ture inc	or porated
hereinafter called Mortg	agor, in and by	that		certain Note or obligation bearing
even date herewith, st	and indebted, firm	ily held and b	ound unto	THE CITIZENS AND SOUTHERN
	·			e, in the full and just principal 100 Dollars (\$ 275,000.00),
				f8 % per annum; the prin-
cipal of said note togeth	er with interest be	ing due and pay	able xxxxx	xxxxxxx in full, on
or before Marc				X RK BK AT YES YES YES YES
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The aforesaid payments on account of unpaid pr	are to be applied incipal. Provided, t	first to interest hat upon the sa	at the rate le. assignme	stipulated above and the balance ent, 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 15 per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said inote 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 Jany 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, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and according to a plat of the property of Royal Venture Incorporated, dated February 6, 1973, prepared by Jones Engineering Service, having the following metes and bounds, to-wit:

BEGINNING on the edge of the right of way of a frontage road and running thence along the common line of this property and property of the State of South Carolina, S. 7-55 E. 378.3 feet to an iron pin; thence, N. 60-22 W.60.7 feet to an iron pin; thence turning and running, S. 15-35 W. 156 feet to a point in the center of Brushy Creek; thence with the center of said creek, S. 88-12 W. 95.9 feet to a point in the center of said creek; thence continuing along said creek, N. 84-45 W. 148.2 feet to an iron pin in the center of said creek; thence turning and running, N. 7-55 W. 440.4 feet to an iron pin on the southern side of the right of way of a frontage road near U. S. Highway I-85, and running thence with said frontage road, N. 82-05 E. 350 feet to the point of beginning.

This is a portion of the property conveyed to mortgagors by deed of T. Walter Brashier & W. Glenn Hawkins, dated February 15, 1973 and recorded in the RMC Office for Greenville County in deed volume 967 at page 431.

518-2'77 TAX

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