

STATE OF SOUTH CAROLINA,

County of Greenville.

To All Whom These Presents May Concern:

WHEREAS Mulberry Corporation, a South Carolina Corporation, is well and truly indebted to Fred C. Bates

in the full and just sum of Eleven thousand and no/100. (\$11,000.00 Dollars, in and by its certain promissory note in writing of even date herewith due and payable as follows: Payable in installments of \$500.00 commencing six months after date and continuing each and every six months thereafter until paid in full, with privileges given to anticipate in full or in part at any time. Interest at rate of six per cent from date, payable semi-annually.

with interest from date at the rate of six per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That it, the said Mulberry Corporation in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it in hand well and truly paid 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 Fred C. Bates, his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Ward I of the City of Greenville, on the east side of Buncombe Street, and being known and designated as Lot No. 2 according to a plat of W. A. Adams, Surveyor, recorded in Plat Book A, page 149, RMC Office for Greenville County, and being more particularly described as follows:

BEGINNING at an iron pin on the east side of Buncombe Street 49 feet, 1 inch south of the corner of Goodwin and Buncombe Streets, and running thence with Buncombe Street S 33 1/2 E 49 feet, 1 inch; thence N 70 E 137 feet, 9 inches to stake at rear corner of Lot No. 3; thence in line of Lot No. 3, N 19 1/2 W 47 feet, 6 inches to stake; thence with a 10 foot alley, and with line of Lot No. 1, S 69 W 150 feet to the beginning corner. With the right to use the 10 foot alley as shown on said plat.

Subject, however, to rights of way granted to the City of Greenville on the State Highway Department for road purposes with respect to Buncombe Street.

This being the same property conveyed to the Mortgagor by deed of even date of the Mortgagee and to be recorded herewith.

The mortgagor may remove or demolish the building on the premises at such time as the principal due on this mortgage does not exceed the sum of \$5,000.00.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Fred C. Bates, his Heirs and Assigns forever.

And it do hereby bind itself, its Successors/ Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against it, its Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Handwritten notes and signatures at the bottom of the page, including "Paid in full", "3-3-1963", and "Fred C. Bates".