

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

Greer Industrial Development Corporation xxxxxx

SEND GREETING:

WHEREAS, it the said Greer Industrial Development Corporation in and by its certain promissory note in writing of even date with these Presents, is well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Thirty-two Thousand Dollars xxxxxxxxxxxxxxxxxxxx (\$ 32,000.00) Dollars,

with interest from the date hereof at the rate of five per cent (5 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Two Hundred, Ninety-three and 34/100 xxxxxx (\$ 293.34) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That it the said Greer Industrial Development Corporation, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) 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 (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the Northeast side of the Buncombe Road, containing 40.27 acres, more or less, and having the following metes and bounds, courses and distances, according to plat of property of J. S. Paget and W. P. Dillard made by H. S. Brockman, Surveyor, April 22, 1958, recorded in the Office of the R. M. C. for Greenville County in Plat Book M M, Page 13.

BEGINNING at a nail in the center of the intersection of Buncombe Road and a dirt road and running thence N 35-15 E 1573 feet, a portion of which distances runs down the center of said dirt road, to an iron pin, corner of property now or formerly owned by J. P. Stevens & Co.; thence along the line of said Stevens property, S 84-45 E 606 feet to an iron pin, corner of property now or formerly owned by Mrs. J. I. Jordan; thence along the line of said Jordan property S 32-45 W 1001.5 feet to an iron pin, corner of property of W. P. Dillard, which said Dillard property has also been conveyed to the grantee herein; thence along the line of said Jordan property, S 51-09 E 402.2 feet to a pin; thence S 35-10 W 99.5 feet to an iron pin; thence S 49-45 E 307.7 feet to a nail in the center of Jones Avenue; thence along the center of Jones Avenue S 33-45 W 540 feet to an iron pin in the center of Jones Avenue and another road; thence down the center of said road S 67-15 W 652 feet to a nail in the center of Buncombe Road; thence along the center of Buncombe Road N 33-40 W 1010.7 feet to the beginning corner.

The above described property conveyed to Greer Industrial Development Corporation by J. S. Paget by DEED recorded in R.M.C. Office for Greenville County in Book 599, page 267, and by W. Palmer Dillard by DEED recorded in R.M.C. Office for Greenville County in Book 599, page 268.