

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & Horton, Attorneys at Law, Greenville, S. C.

The State of South Carolina,
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
DEC 17 11 40 AM 1968
OLLIE FANT HORTON
R.M.C.

SEND GREETING:

Whereas, we, the said Bill Watkins, Robert J. Kruer, John F. Watkins and William H. Miller hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Lawrence E. King, individually and as Executor and Trustee under Will of William C. King & GEORGE A. KING

hereinafter called the mortgagee(s), in the full and just sum of One Hundred Thirty Seven Thousand One Hundred Seventy Two and No/100----- DOLLARS (\$ 137,172.00) to be paid at six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 6 day of January, 19 69, and on the 6 day of each month of each year thereafter the sum of \$ 2,651.92, to be applied on the interest and principal of said note, said payments to continue up to and including the 6 day of November 19 73, and the balance of said principal and interest to be due and payable on the 6 day of December 19 73; the aforesaid monthly payments of \$ 2,651.92 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$137,172.00 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 herein 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 ten (10%) per cent, of the indebtedness as attorney's 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 we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 LAWRENCE E. KING, individually and as Executor and Trustee under the Will of William C. King and GEORGE A. KING., Their Successors and Assigns, Forever:

ALL that parcel or tract of land situate on both side of the Old Greenville-Laurens Road, near the Town of Simpsonville, in Austin Township, Greenville County, South Carolina, and having, according to survey made by Hugh J. Martin on November 4, 1968, recorded in the RMC Office for Greenville County, S. C., in Plat Book 777, Page 137, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Old Greenville-Laurens Road (sometimes referred to as the Old Stage Road) in line of property of American Monorail Co., and runs thence along the center of said Old Greenville-Laurens Road, S. 87-24 W. 207.7 feet to an iron pin; thence continuing along the center of said Old Greenville-Laurens Road, N. 80-47 W. 414.7 feet to an iron pin; thence along the center of road leading from Old Greenville-Laurens Road to U. S. Highway 276, S. 35-39 W. 109.21 feet to an iron pin; thence N. 47-05 W. 119.16 feet to an iron pin on the South edge of Old Greenville-Laurens Road; thence N. 08-06 W. 33.82 feet to an iron pin in the said Old Greenville-Laurens Road; thence N. 29-12 E. 2045.81 feet to a stone and iron pin; thence N. 30-09 E. 442.55 feet to white oak; thence S. 49-19 E. 1934.50 feet to an iron pin;

RECORDED IN THE OFFICE OF THE CLERK OF COURT
GREENVILLE COUNTY, SOUTH CAROLINA
DATE RECORDED: 12-17-68
BY: [Signature]