



BOOK 1125 PAGE 541

STATE OF SOUTH CAROLINA
COUNTY OF LAURENS GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IN THE STATE AFORESAID, hereinafter called Mortgagor, HENRY B. PEDEN II

The word Mortgagor shall include one or more persons or corporations. The word Association shall mean the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS.

WHEREAS, the said Mortgagor by his certain promissory note, in writing of even date herewith, the terms of which are incorporated herein by reference, is well and truly indebted unto PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS,

a corporation, in the principal sum of **Sixteen Thousand Three Hundred and no/100**
(\$ 16,300.) Dollars, with interest from the 10 day of May, 19 69, at the rate of Seven
(7 %) per centum per annum until paid. The said principal and interest shall be payable at the office of the Association in
monthly installments of **One Hundred Twenty Six and 38/100**

(\$126.38) Dollars, commencing on the 1 day of July, 19 69 and on the first day of
each month thereafter until the principal and interest are paid. Unpaid interest to bear interest thereafter at the same rate. And
with interest from the date of said note, and this mortgage securing the same at the same rate until the date of the payment of the
first monthly installment. Said monthly payments shall be applied:

FIRST: To the payment of interest due on said loan, computed monthly.

SECOND: To the payment, at the option of said Association, of such taxes, assessments, or insurance as may be in default
on the property pledged to secure this obligation.

THIRD: The balance of said amount to the payment to that extent, as credit of that date on the principal of this loan. Said
payments to continue until principal and interest are paid in full.

Said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and
unpaid for a period of ninety (90) days or failure to comply with any of the By-Laws of said Association or any of the stipulations
of this mortgage, the whole amount due under said note shall, at the option of the holder hereof, become immediately due and payable,
and suit may be brought to foreclose this mortgage.

Said note further providing for a ten (10%) per centum attorney's fee besides all costs and expenses of collection to be added
to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection,
or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured by this
mortgage), as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the said debt for better securing the payment thereof to the
said PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, according to the conditions of said note; and also in consideration
of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the PALMETTO SAVINGS
AND LOAN ASSOCIATION OF LAURENS, at and before the sealing and delivery of these presents, the receipt of which is
hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the
PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and
being in the State of South Carolina, County of Greenville, in
Fairview Township, containing 34.8 acres, more or less, and having,
according to a survey entitled "Property of Henry B. Peden, II"
prepared by Lewis C. Godsey, R. L. S., dated March 27, 1969, the
following metes and bounds, to-wit:

BEGINNING at a bottle cap in the center of the Hickory Tavern Road
(State Road 54) and running thence in a southeasterly direction,
S. 39-00 E., 708.3 feet to a bottle cap; thence with line of pro-
perty of Mrs. J. C. Sprouse, S. 34-30 W., 2,046.0 feet to a stake;
thence still with property of Mrs. J. C. Sprouse, N. 40-03W.,
829.5 feet to a stone; thence running with Thompson land, N. 37-55 E.,
2,036.6 feet to a bottle cap in the center of the Hickory Tavern
Road (State Road 54), the beginning point.

Being the property conveyed to the grantor herein by
deed recorded April 1, 1969, in the RMC office for Greenville
County in Deed Volume 865, at Page 140.