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

BOOK 1154 PAGE 373

The State of South Carolina,

CREENVILLE CO. S. C.

COUNTY OF GREENVILLE

OLLIE FARHSWORTH R. H. C. •

-To All Whom These Presents May Concern:

SEND CREETING:

Whereas,

I , the said

FicTowers Rice

hereinafter called the mortgagor(s) in and by

am well and truly indebted to

my certain promissory note in writing, of even date with these presents, First Piedmont Bank and Trust Company

hereinafter called the mortgagee(s), in the full and just sum of Forty Five Thousand and No/100----

DOLLARS (\$ 45,000.00), to be paid

according to the terms of that certain note endorsed by F. Towers Rice to First Piedmont Bank and Trust Company of even date herewith.

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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 convenant 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 I , 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 me, the said mortgager(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 First Piedmont Bank and Trust Company, Its Successors and Assigns, forever:

ALL that certain piece, parcel and tract of land, situate, lying and being in the County of Greenville, State of South Carolina containing 16.26 acres according to a plat by Alex A. Moss dated April 20, 1970 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-D at Page 189 and being more particularly described as follows:

BEGINNING at a point at the intersection of P&N Drive and P&N railroad lines running thence with P&N Drive, S. 79-00 W. 760.8 feet to a point; thence S. 15-06 E. 214.6 feet to an iron pin; thence running, S. 14-34 W. 335 feet to an iron pin; thence S. 88-36 E. 119.1 feet to an iron pin; thence S. 2-11 E. 368.4 feet to an iron pin located on the northern side of a 30 foot street; thence with said street, N. 88-58 E. 135.2 feet to an iron pin; thence S. 76-58 E. 139 feet to an iron pin; thence S. 71-25 E. 61.1 feet to an iron pin; thence S. 71-25 E. 301.1 feet to an iron pin; thence turning and running N. 2-06 W. 493.6 feet to an iron pin; thence S. 81-14 E. 48.3 feet to an iron pin located in the center line of the P&N railroad tract; thence following said railroad tract, N. 2-06 W. 678.8 feet to the point and place of beginning.

State of South Carolina
County of Greenville

Satisfied and paid in full this 9

day of Accember 1970

First Fiedmant Eank & Trust Co.

By M. Godfold fw.

Attest: Gauth D. Kiott

Witness: Suphl f. Farrow

SATISFIED AND CANCELLED OF RECORD

9 DAY OF Sec. 1970

Clic Farmworth

R. N. C. FOR GREENVILLE COUNTY, S. C.

AT 2:29 O'CLOCK M. NO. 13590