

State of South Carolina,

COUNTY OF GREENVILLE

DONALD C. ROY

SEND GREETING:

WHEREAS, I the said Donald C. Roy

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to THE PEOPLES NATIONAL BANK

in the full and just sum of Fifteen Thousand and No/100ths (\$15,000.00) DOLLARS, to be paid at its offices in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of eight (8%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 10th day of December, 1970, and on the 10th day of each succeeding month of each year thereafter the sum of \$304.15, to be applied on the interest and principal of said note, said payments to continue up to and including the 10th day of October, 1975, and the balance of said principal and interest to be due and payable on the 10th day of November, 1975; the aforesaid monthly payments of \$304.15 each are to be applied first to interest at the rate of eight (8%) per centum per annum on the principal sum of \$15,000.00 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 therein provided, the same shall bear simple interest from the date of such default until paid at the rate of eight 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 (10%) per cent, of the indebtedness as attorneys' 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 Donald C. Roy, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Donald C. Roy, in hand and truly paid by the said The Peoples National Bank 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 THE PEOPLES NATIONAL BANK:

All that piece, parcel or tract of land situate, lying and being on the Northern side of S. C. Road No. 107, Austin Township, Greenville County, State of South Carolina, and having according to a plat prepared by C. O. Riddle, dated May 1960, entitled "Property of C. T. Fowler", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 00 at page 478, the following metes and bounds:

BEGINNING at an iron pin near the Northern side of S. C. Road No. 107, leading from Conestee to Mauldin, and running thence N. 61-31 E. 281.3 feet; thence N. 38-30 E. 105.8 feet; thence N. 70-50 E. 184 feet across Laurel Creek; thence N. 69-50 E. 291 feet; thence N. 81-25 E. 194.8 feet to a point on the edge of Old Parkins Mill Road; thence N. 81-25 E. 40.2 feet to a point near the center of the old Parkins Mill Road; thence along said road S. 36-30 E. 49.4 feet; thence leaving said road S. 86-00 W. 139.5 feet down the center of an abandoned road; thence still along said abandoned road S. 53-30 W. 456.4 feet to a point near the center of S. C. Road No. 107; thence along said road S. 73-30 W. 567.7 feet to a point near the center of said road; thence N. 22-20 E. 75.3 feet to the beginning corner.

(continued on reverse side)