MORTGAGE: Form Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

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REENVILLE CO. S. C.

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State of South Carolina, 73

COUNTY OF GREENVILLE DONNIE S. TANKERS EY

Verner T. Jenkins, Sr. and Margaret D. Jenkins SEND CREETING:
WHEREAS, We the said Verner T. Jenkins, Sr. and Margaret D. Jenkins,

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 seven (752) 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 mortgage 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 we the said Verner T. Jenkins. Sr. and Margarat D. Jenkins in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Southern Bank and Trust Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US.

The said Verner T. Jenkins. Sr. and Margaret D. Jenkins in hand and truly paid by the said Southern Bank and Trust Company 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 Southern Bank and Trust Company, its successors and assigns:

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot No. 74, Section 3, and a portion of the property adjoining the aforesaid lot on the southerly side thereof, as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County," made by Dalton & Neves, February, 1950; Section 3 of said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Y, at pages 2-5, inclusive; and having according to a plat prepared by Dalton & Neves Co., Engineers, dated November, 1971, entitled "Piedmont Plant, Property of J. P. Stevens & Co., Inc." [Plat No. 236], and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-Y at page 75, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Hotel Road and running thence with other property of J. P. Stevens & Co., Inc. S. 87-04 E. 179.2 feet to an iron pin; thence with an alley N. 5-31 E.