

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said R. B. Isham and Bess K. Isham hereinafter called Mortgagor, in and by OUR certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Two Hundred Fifty Thousand and No/100 Dollars (\$ 250,000.00), with interest thereon payable in advance from date hereof at the rate of plus 2 ^{C&S prime} per annum; the principal of said note together with interest being due and payable in (60) monthly installments as follows:

Beginning on August 1 1980, and on the same day of each monthly period thereafter, the sum of Four Thousand, One Hundred Sixty-Six and 67/100 Dollars (\$4,166.67) plus interest and the balance of said principal sum due and payable on the 1st day of July, 1985

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and or interest shall bear interest at the rate of _____ % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being located on the Northwesterly side of Wade Hampton Boulevard and being shown on Plat of Property of Western Family Steak Houses, Inc., prepared by John E. Woods, R.L.S., dated May 27, 1971 and recorded in the R.M.C. Office for Greenville County, South Carolina in PLat Book 4K at Page 21 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the Northwesterly side of Wade Hampton Boulevard at the joint front corner of property formerly of Baldwin and joining each of the front lines of Baldwin N. 47 W. 350 feet to a new iron pin; thence N. 43 E. 130 feet to a new iron pin; thence S. 47 E. 350 feet to an old iron pin on the Northwesterly side of United States Highway No. 29, known as Wade Hampton Boulevard; thence with the Northwesterly side of Wade Hampton Boulevard S. 43 W. 130 feet, the beginning corner.

This being the same property conveyed to the Mortgagors by deed of Western Family Steak Houses, Inc., dated March 12, 1973, recorded March 13, 1973 in Deed Volume 969, Page 591, in the R.M.C. Office for Greenville County, South Carolina.

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