

State of South Carolina, FILED GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

JAN 15 11 07 AM '74 DONNIE S. TANKERSLEY R.M.C.

EUGENE W. BETTIS and CLEO B. BETTIS

SEND GREETING:

WHEREAS, WE the said Eugene W. Bettis and Cleo B. Bettis

in and by ONE certain promissory note in writing, of even date with these presents, ARE well and truly indebted to BENJAMIN F. FEW, CHEMICAL BANK, and DONALD VAIL, as Trustees for Benjamin F. Few, et al., under Agreement dated December 1, 1972, in the full and just sum of FIFTY-ONE THOUSAND and No/100ths

(\$51,000.00) DOLLARS, to be paid as provided in said note, together with interest thereon from date hereof until maturity at the rate of ten (10%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of February, 1974 and on the 15th day of each month of each year thereafter the sum of \$1,083.75, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of December 1978 and the balance of said principal and interest to be due and payable on the 15th day of January 1979 the aforesaid monthly payments of \$1,083.75 each are to be applied first to interest at the rate of ten (10%) per centum per annum on the principal sum of \$51,000.00 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 ten (10%) 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 WE, the said Eugene W. Bettis and Cleo B. Bettis

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Benjamin F. Few, et al., as Trustees according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US

the said Eugene W. Bettis and Cleo B. Bettis Benjamin F. Few, et al., as Trustees

in hand and truly paid by the said Benjamin F. Few, et al., as Trustees 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 BENJAMIN F. FEW, CHEMICAL BANK, and DONALD VAIL, as Trustees for Benjamin F. Few, et al., under Agreement dated December 1, 1972:

PARCEL I

ALL that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the City of Greer, Chick Springs Township, Greenville County, South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Main Street and West Poinsett Street (formerly Emma Street) and running thence along the western side of Main Street N. 38-50 E. 628.2 ft. to an iron pin at the southwestern corner of the intersection of Main Street and Church Street; thence along the south side of Church Street N. 66-56 W. 170.5 ft. to an iron pin; thence still along the south side of Church Street N. 71-21 W. 93' to an iron pin at the southeastern corner of the intersection to Church Street and Mosteler Place (Green Street); thence along the eastern side of Mosteler Place S. 54-17 W. 606.9 ft. to an iron pin on the northern side of West Poinsett St.; thence along the northern side of West Poinsett St. S. 71-18 E. 152.3 ft. to an iron pin; thence still along the northern side of West Poinsett St. S. 47-03 E. 68.6 ft. to the point of beginning.

(continued on reverse side)