

mortgagors shall have the right to anticipate payment of the principal on the following basis: the 5% penalty during the 13th year of this loan, said penalty declining 1/2 of 1% per annum thereafter until the loan may be prepaid without penalty in the 22nd year;

AS PROVIDED in the Note secured hereby and of even date herewith, the Mortgagors covenant and agree that they will pay monthly to holder of said note a sum equal to 2% of the gross income derived from the property conveyed herein and described below. Failure to pay said additional interest shall be deemed a default hereunder and the Mortgagee may thereupon invoke any or all of the rights and remedies provided herein for default in the payment of said Note.

AND WHEREAS, the Mortgagors desire to secure the payment of said Note with interest and any renewals or extensions thereof, in whole or in part, and of the additional payments hereinafter agreed to be made, by a conveyance of the lands hereinafter described;

NOW THEREFORE, in consideration of the premises and for the purposes aforesaid, and in further consideration of the sum of One (\$1) Dollar paid to the Mortgagors by the Mortgagee, receipt of which is hereby acknowledged, the Mortgagors have given, granted, bargained, and sold, and by these presents do give, bargain, sell and convey unto the said Mortgagee, its successors and assigns, the following described lot or parcel of land lying and being in the County of Greenville, State of South Carolina, and more particularly described as follows:

ALL that parcel, piece or tract of land, containing 19.52 acres, situate, lying and being in the City of Greer, County of Greenville, State of South Carolina and butting and bounding partly on the south side of U.S. Highway 29, also known as Wade Hampton Boulevard, and partly on the west side of Chesterfield Street, and partly on the east side of Middleton Drive (sometimes referred to as "New Road") measuring and containing and butting and bounding as follows, to wit: Commencing at the intersection of the easterly right-of-way line of Middleton Drive (sometimes referred to as "New Road"), and the southerly right-of-way line of U.S. Highway 29, also known as Wade Hampton Boulevard, and from said point of beginning going thence N67° 41'E, along the southerly right-of-way line of U.S. Highway 29, a distance of six hundred twenty-eight and eight-tenths (628.8) feet to a point; and from said point going thence S87° 29'E along lands of Estate of I.P. Few, a distance of seven hundred thirty-four and eighty-three hundredths (734.83) feet to a point; and from said point going thence S36° 25'E along lands of Estate of I.P. Few a distance of eight (8) feet to a point on the westerly side of Chesterfield Street; and from said point going thence S13° 42'W, along the westerly right-of-way line of Chesterfield Street a distance of one hundred seventy-seven (177) feet to a point; and from said point going thence S2° 22'E, along the westerly side of Chesterfield Street, a distance of two hundred seventy-four (274) feet to a point; and from said point going thence S67° 31'W along lands formerly of grantors herein, now of L.E. McNair, referred to as Middleton Apartments, Inc., a distance of five hundred seventy-three and twenty-four hundredths (573.24) feet to a point; and from said point going thence S22° 35'E along