All that lot of land with the buildings and improvements there. East side of Edwards Road, near the City of Greenville,, in Greenville County, S.C. being shown as a portion of Lots 5 and 6 nn plat of the Estate of Vance Edwards, made by Dalton & Neves, Engineers, recorded in the RNC Office for Greenville County, S.C. in Plat Book P, at pages 128 and 129, and having according to said plat and a recent survey made by R. K. Campbell, Engineer, March 18, 1960 the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Edwards Road, said pin being 174.6 feet North from the Northeast corner of the intersection of Edwards Road and Cha Cahu Drive, running thence along the East side of Edwards Road, N.26-27 E 154 feet to an iron pin; thence along the line of property of I.D. Bishop, S. 74-06 E. 360.7 feet to an iron pin; thence S. 4-31 W. 71.6 feet to an iron pin; thence N. 85-29 W. \$11.2 feet to an iron pin on the East side of Edwards Road to HAVE AND TO HOLD all and singular the premises described above unto the sold Mortgagee, its successors and assigns forever.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, Ben, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

All obligations of Martgager to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this martgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered

in the presence of