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The State of South Carolina }
County of Anderson
Greenville
To All Whom These Presents May Concern: }

we, CHARLES R. KLASSEN AND MARTHA M. KLASSEN

SEND GREETING

Whereas, we the said Charles R. Klassen and Martha M. Klassen

in and by our certain real estate

note in writing, of even date with these presents, are well and truly indebted to Southern Bank & Trust Co., Williamston, S.C.

in the full and just sum of Four thousand Three Hundred Ninety-seven and 77/100 (\$4,397.76) to be paid in thirty-six (36) monthly installments of One hundred Twenty-two and 16/100 (\$122.16) Dollars each, beginning February 1, 1981, and a like installment being due and payable on the first day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of 16.00 per cent, ~~per annum~~ ^{a.p.f.} to be computed and paid monthly with principal above until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing

for an attorney's fee of a reasonable amount besides all costs and expense of collection, to be added to the amount due on the said note and to be collectible as a part thereof; if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we, the said Charles R. Klassen and Martha M. Klassen in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Southern Bank & Trust Co., Williamston, S.C. according to the terms of said note, and also in consideration of the further sum of Three Dollars, to us the said Charles R. Klassen and Martha M. Klassen in hand well and truly paid by the said Southern Bank & Trust Co.,

at and before the signing 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 Southern Bank & Trust Co., Williamston, S.C., its successors and assigns forever:

ALL that certain piece, parcel or lot of land lying and situate in Greenville County, State of South Carolina, on the Northern side of Pearson Rd., containing 5.27 acres, more or less, according to a survey dated June 10, 1946, less a survey made by Russell and Axon Engineers made August 8, 1975, and having, according to said plats, the following metes and bounds, to-wit: BEGINNING at a point in the center, more or less, of Pearson Rd., which point is S01-20W, 38.3 feet from an iron pin on the Northerly side of said road and running thence N01-20E, 337 feet with the line of lot conveyed by the Mortgagors to John H. Ford, Jr., to an iron pin, thence still with the line of said lot N86-48W, 104.7 feet to an iron pin on the old line; thence N05-30E, 378 feet to the corner of Lot no. 47, thence S38-00W, 256 feet to an iron pin; thence S24-30E, 595 feet to an old railroad spike in the center, more or less, of

0.375

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