

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

WHEREAS, at a meeting of the Board of Directors of 125 North Main Street Corporation held at Greenville, S.C. on May 8th 1947, the undersigned officers were authorized on behalf of 125 Main Street Corporation to borrow the sum of \$168,000.00 from Liberty Life Insurance Company and to secure the same by a mortgage on the property hereinafter described and this mortgage is executed by the undersigned officers pursuant to the power and authority vested in them by said resolutions,

125 NORTH MAIN STREET CORPORATION
125 North Main Street Corporation

SEND GREETING:

WHEREAS, the said

in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of One Hundred Sixty Eight Thousand & 20/100 Dollars (\$168,000.00) to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of three and

one-half (3 1/2%) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 14th day of June, 1947, and on the 14th day of each month of each year thereafter the sum of \$ 840.00 to be applied on the interest and principal of said note, said payments to continue up to including the 14th day of April, 1959, and the balance of said principal and interest to be due and payable on the 14th day of May, 1959; the aforesaid monthly payments of \$ 840.00 each are to be applied first to interest at the rate of three and one-half (3 1/2%) per centum per annum on the principal sum of \$ 168,000.00 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 thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) 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 ten (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 the said 125 North Main Street Corporation in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said 125 North Main Street Corporation in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, 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 LIBERTY LIFE INSURANCE COMPANY. its Successors and Assigns, forever:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the West side of North Main Street and on the South side of West North Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey made by Dalton & Neves, Engineers, November 1946 the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the West side of North Main Street at Southeast corner of wall on property of Mrs. Ellis, formerly property of Bull, said pin being 30 feet South from the Southwest corner of the intersection of North Main Street and West North Street, and running thence along the South edge of the said brick wall, N. 70-02 W. 132 feet to an iron pin on West side of what formerly was a 12-foot alley (now closed); thence with West side of former alley N. 19-50 E. 30 feet to an iron pin on the South side of West North Street, said pin being 132 feet West from the Southwest corner of the intersection of North Main Street and West North Street; thence along the South side of West North Street, N. 70-02 W. 49.5 feet to an iron pin; thence S. 19-50 W. 60 feet to an iron pin at corner of property now or formerly of J. H. Rush, et al; thence S. 70-02 E. 181.5 feet to a point in the center of brick wall on the West side of North Main Street; thence with the West side of North Main Street, N. 19-50 E. 30 feet to the beginning corner.

TOGETHER with all rights, interest and easements which the mortgagor has in and to the walls located on and adjacent to any portion of the above described property.

This property was acquired by the mortgagor by deeds from Samuel Mezansky dated May 14, 1945, recorded in Deed Book 275 at page 279 and under deed from E. Inman, Master, to the mortgagor dated April 23, 1947 recorded in Deed Book 311, page 355.

SATISFIED AND CANCELLED OF RECORD
11th DAY OF Nov 1947
Ollie Jamnaworth
R.E.C. FOR GREENVILLE COUNTY, S.C.
AT 2:29 O'CLOCK P. M. NO. 25173