

State of South Carolina,

County of Greenville

MAR 30 12 19 PM 1962

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Modern Warehouses, Inc.,

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Modern Warehouses, Inc.,

in and by a certain promissory note in writing, of even date with these Presents is, well and truly indebted to the 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 Ten Thousand and no/100 (\$110,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6%) per centum

per annum, said principal and interest being payable in one hundred forty-four (144) installments as follows: Beginning on the 1st day of May, 1962, and on the 1st day of each month of each year thereafter the sum of \$1,073.60 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of March, 1974, and the balance of said principal and interest to be due and payable on the 1st day of April, 1974 the aforesaid 144 payments of \$1,073.60 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$110,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each \$1,073.60 payment shall be applied on account of principal.

All instalments 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 instalment or instalments, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 mortgagor, 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 mortgagor 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, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY

ALL that lot of land in Greenville County, South Carolina, on the northeastern side of Industrial Drive shown on a plat entitled "Survey for Modern Warehouses, Inc." made by Piedmont Engineering Service, August 23, 1961, and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "ZZ" at page 27, and also shown on a revision of said plat dated March 19, 1962, and having, according to said plat, the following metes and bounds:

BEGINNING at a pin on the northeastern side of Industrial Drive 1,100.2 feet southerly from the intersection of Industrial Drive and the right of way of C & WC Railroad; thence with other property of Modern Warehouses, Inc., N. 52-50 E. 250.0 feet to a pin at the right of way of C & WC Railroad; thence S. 37-10 E. 150.0 feet to an iron pin at the corner of other property of Modern Warehouses, Inc.; thence S. 52-50 W. 250.0 feet to the northeastern side of Industrial Drive; thence with the northeastern side of Industrial Drive N. 37-10 W. 150.0 feet to the beginning corner, being the same property conveyed to Modern Warehouses, Inc., by R. M. Caine, Walter S. Griffin and Walter W. Goldsmith by deed dated September 9, 1961 and recorded September 25, 1961 in the R. M. C. Office for Greenville County in Deed Book 682 at page 450.

For Release - Original Examined & Deed Book 826 Page 1730