

State of South Carolina,

COUNTY OF GREENVILLE

FIVE TWENTY REALTY CORPORATION, a South Carolina Corporation

WHEREAS, the said Five Twenty Realty Corporation SENDS GREETING:

in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to THE DANIEL FOUNDATION

in the full and just sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five & one-half (5 1/2%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of August, 1953, and on the 1st day of each month of each year thereafter the sum of \$1,085.30, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of June 1963, and the balance of said principal and interest to be due and payable on the 1st day of July 1963, the aforesaid monthly payments of \$1,085.30 each are to be applied first to interest at the rate of five and one-half (5 1/2%) per centum per annum on the principal sum of \$100,000.00 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 hereof, 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 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 (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 Five Twenty Realty Corporation

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Daniel Foundation according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to Five Twenty Realty Corporation

in hand and truly paid by the said The Daniel Foundation

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said THE DANIEL FOUNDATION:

All that certain piece, parcel or tract of land, situate, lying and being near the Town of Mauldin, in Austin Township, Greenville County, South Carolina, containing 13.06 acres, more or less, and being described according to a plat prepared by Piedmont Engineering Service, Greenville, S. C., dated April 30, 1953, entitled "Property of Five Twenty Realty Corporation, Greenville County, S. C.", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book EE at page 17, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northern edge of the right of way of U. S. Highway No. 276 at the Northwestern corner of the intersection of said U. S. Highway and a proposed 50-foot street, and running thence along the Northern side of said U. S. Highway No. 276, the following courses and distances, to-wit: N. 80-41 W. 373.0 feet to an iron pin; N. 9-19 E. 7.5 feet to an iron pin; thence N. 80-41 W. 100 feet to an iron pin; thence N. 9-19 E. 10 feet to an iron pin; thence N. 80-41 W. 82.0 feet to an iron pin on the edge of the right of way of the C. & W. C. Railway; thence continuing N. 80-41 W. 141.6 feet to a point in the center of the right of way of the C. & W. C. Railway; thence along the center line of the right of way of said C. & W. C. Railway N. 35-45 W. 782.8 feet to a point in the center line of said railway right of way; thence S. 80-41 E. 141.6 feet to a concrete monument on the edge of the right of way of said C. & W. C. Railway; thence leaving said right of way S. 80-41 E. 558.8 feet to a concrete monument; thence N. 9-19 E. 200.0 feet to a concrete monument; thence S. 80-41 E. 500 feet to a

(Over)

After said installment see O. & M. Corp. 609, Page 34