

State of South Carolina,

County of Greenville

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OFFICE OF THE CLERK

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Jack L. Frasher

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Jack L. Frasher

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 Fifteen Thousand and no/100 (\$15,000.00) 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 monthly instalments as follows: Beginning on the 1st day of May, 1962, and on the 1st day of each month thereafter the sum of \$146.38 to be applied of 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 monthly payments of \$146.38 each are to be applied first to interest at the rate of six (6) per centum per annum on the principal sum of \$15,000.00 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 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 piece, parcel or lot of land, with the rights appurtenant thereto and the improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, South Carolina, northwest of U.S. Highway No. 29, known and designated as Unit No. 9 of Hampton Village Shopping Center, and having, according to a plat thereof prepared by J. Mac Richardson, dated July 9, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 55 at Page 189, the following courses and distances:

BEGINNING at an iron pin on the northeast side of Artillery Road, which iron pin is 199.8 feet in a northwesterly direction from the northeast corner of the intersection of said road and U.S. Highway No. 29, and running thence, with the northeast side of Artillery Road, N. 30-15 W. 22.67 feet to a point; thence, along the outside building wall of Unit No. 9, N. 59-45 E. 99.35 feet to a point; thence S. 30-15 E. 22.67 feet to a point; thence through the center line of the joint building wall of Units Nos. 8 and 9, S. 59-45 W. 99.35 feet to the point of beginning.

ALSO all of mortgagor's right, title and interest in and to that certain easement appurtenant to the above described property which includes the right and privilege, in common with all other persons having a similar right, to park, pass and repass in, on and along the adjoining property of Palmetto Developers, Inc. on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina as an alley, as parking area and as entrances to and from U.S. Highway No. 29 and Artillery Road.