

FILED
GREENVILLE CO. S. C.
JUN 11 9 36 AM '69
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VSX Lane Apartments, Inc.
of the City of Greenville, State of South Carolina, hereinafter spoken of as the Mortgagor, send greetings:

WHEREAS, the said Mortgagor is justly indebted to AIKEN LOAN & SECURITY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of One Hundred Ten Thousand and No/100 (\$110,000.00) DOLLARS lawful money of the United States of America, secured to be paid by certain note or obligation, bearing even date herewith, conditioned for payment at the principal offices of the said AIKEN LOAN & SECURITY COMPANY, in the City of Florence, in the State of South Carolina, of the sum of One Hundred Ten Thousand and No/100 (\$110,000.00) DOLLARS in words and figures as follows:

One Hundred and Eighty (180) monthly installments of One Thousand Fifty-One and 42/100 (\$1,051.42) Dollars each, commencing on the 1st day of August, 1969, and continuing in a like amount on the 1st day of each and every month thereafter until paid in full.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the said note and for the better securing the payment of the said sum of money mentioned in the said note or of any renewal or extension thereof, with interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever:

All that certain piece, parcel, or lot of land in the City and County of Greenville, State of South Carolina, at the northwesterly intersection of Lane Avenue and Luther Street, and being Lots Nos. 13, 14, and 15, on plat of Property of C. F. Putman, recorded in the RMC Office for Greenville County, S. C., in Plat Book "F", at Page 240, and also being shown on more recent survey entitled "Revision of Property of Lane Apartments, Inc.", prepared by R. B. Bruce, RLS, 26 February 1969, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "4-A", at Page 132, and having, according to said more recent plat, the following metes and bounds, to wit:

BEGINNING at the intersection of Lane Avenue and Luther Street, and running thence along the northerly side of Lane Avenue S. 54-15 W. 180 feet to an iron pin; running thence N. 54-00 W. 194 feet to an iron pin; running thence N. 34-15 E. 215 feet to an iron pin on the southwesterly side of Luther Street; running thence with the southwesterly side of Luther Street S. 45-15 E. 262 feet to the point of BEGINNING.

The following items are also included as a part of the mortgaged premises: Seventeen (17) 30 inch Frigidaire Electric Ranges, with 30 inch exhaust fans; seventeen (17) 12 foot Frostfree Frigidaire Refrigerators; and seventeen (17) air conditioning units.

Together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the mortgagor covenants and agrees to pay to the mortgagee, on the first day of each month until the said note is fully paid, a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee), less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will become delinquent, such sums to be held by the mortgagee in trust to pay said premiums, taxes and special assessments.