

APR 12 1977

ELIZABETH RIDGLE
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COFFEE ST. REALTY CO., a South Carolina Corporation with principal place of business at 217 East Coffee Street, Greenville, South Carolina (hereinafter called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor, Coffee St. Realty Co., in and by a certain promissory note in writing, of even date, with these Presents is well and truly indebted to THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA, a national banking association, in the full and just sum of THREE HUNDRED THOUSAND DOLLARS (\$300,000.00), to be paid at its principal banking office in Greenville, South Carolina, together with interest thereon from date hereof until maturity at the rates hereinafter provided; said principal and interest to be paid in the manner following, to-wit:

(a) Until the note and this mortgage shall have been purchased by and assigned to Liberty Life Insurance Company, interest at the rate of six and one-half per cent (6-1/2%) per annum and principal shall be payable on demand of the holder.

(b) Upon assignment of the note and this mortgage to Liberty Life Insurance Company, interest shall be payable from the date of such assignment until maturity at the rate of seven and one-half per cent (7-1/2%) per annum, said principal and interest being payable in two hundred sixteen (216) monthly installments as follows:

Beginning on the first (1st) day of February, 1973, and on the first (1st) day of each month of each year thereafter, the sum of Two Thousand, Five Hundred, Thirty Five Dollars (\$2,535.00), to be applied on the interest and principal of the note, said payments to continue up to and including the first (1st) day of January, 1991, and the balance of said principal and interest to be due and payable on the first (1st) day of January, 1991; the aforesaid two hundred sixteen (216) monthly payments of Two Thousand, Five Hundred, Thirty Five Dollars (\$2,535.00) each are to be