

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

WHEREAS, Convenience, Inc., a corporation duly organized under the laws of the State of South Carolina, by proper resolutions of its Board of Directors, unanimously adopted at a meeting duly called and held according to the laws of the State of South Carolina and the by-laws of the corporation, has determined for its corporate purposes to borrow from Provident Life and Accident Life Insurance Company the sum of Two Hundred Thousand (\$200,000.00) Dollars, secured by a mortgage over the property hereinafter described, and has authorized its President and Treasurer to execute in the name of the corporation and to deliver to Provident Life and Accident Insurance Company its promissory note in the sum of Two Hundred Thousand (\$200,000.00) Dollars dated August 30th, 1946, and having the terms hereinafter set forth; and

WHEREAS, as security for the said note, Convenience, Inc., by proper resolutions of its Board of Directors unanimously adopted as aforesaid, has authorized and directed its President and Secretary to execute and deliver in its name and on its behalf the within mortgage covering the property hereinafter described;

NOW, THEREFORE, TO ALL WHOM THESE PRESENTS MAY CONCERN, SATISFIED AND CANCELLED OF RECORD 12 DAY OF Dec 1952
CONVENIENCE, INC. SENDS GREETING: Ollie G. Amworth R.M.C. FOR GREENVILLE COUNTY, S.C. 27453

WHEREAS, the said Convenience, Inc., in and by its promissory note in writing, of even date with these presents, is well and truly indebted to PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, in the full and just sum of TWO HUNDRED THOUSAND (\$200,000.00) DOLLARS, to be paid as follows: Ten Thousand (\$10,000.00) Dollars on the 30th day of November, 1946, and Ten Thousand (\$10,000.00) Dollars on the last day of each February, May, August and November of each year thereafter until paid in full, with interest thereon from the date hereof at the rate of four and one-half (4-1/2%) per centum per annum, to be computed and paid quarterly on the last day of each November, February, May and August until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case 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 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 ten (10%) per cent of the indebtedness as attorney's 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 the said Convenience, Inc., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Provident Life and Accident Insurance Company, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to it, the said Convenience, Inc., in hand well and truly paid by the said Provident Life and Accident Insurance Company at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by the Presents do grant, bargain, sell and release unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY:

All of that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the Southeast corner of the intersection of River Street and Hammond Street, and being shown by plat of the property of Convenience, Inc., prepared by Dalton & Neves, Engineers, February 1946, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of River Street and Hammond Street and running thence along the Eastern side of River Street, S. 27-46 W. 116.9 feet to an iron pin on the Eastern side of said street; thence

See Extension Agreement - See of C. M. Book 419 Page 256