

The State of South Carolina,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 10 10 29 AM 1959

OLLIE F. WORTH
R. M. C.

SEND GREETING:

Whereas, the said VENTILATED AWNINGS CORPORATION

hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, GREENVILLE, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Ten Thousand and No/100 -----

----- DOLLARS (\$ 10,000.00), to be paid at its bank 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 installments as follows:

Beginning on the 10th day of January, 1959, and on the 10th day of each month of each year thereafter the sum of \$ 304.22, to be applied on the interest and principal of said note, said payments to continue up to and including the 10th day of November, 1961, and the balance of said principal and interest to be due and payable on the 10th day of December, 1961; the aforesaid monthly payments of \$ 304.22 each are to be applied first to interest at the rate of six (6 %) per centum per annum on the principal sum of \$ 10,000.00 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 herein 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 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor(s) in hand and truly paid by the said mortgagee(s) 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 SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being at the Northwest corner of the intersection of Anderson Road and Jamison Street, near the City of Greenville, in Greenville County, State of South Carolina, being shown as Lots 54, 55, 56, 57 and 58 on plat of property of American Bank and Trust Company, made by R. E. Dalton, Engineer, February 1922, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "F" at pages 43 and 44, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwest corner of the intersection of Anderson Road and Jamison Street and running thence with the West side of Anderson Road, S. 44-15 W. 215.6 feet to an iron pin, now or formerly property of B. F. Martin; thence with the line of Martin property, N. 46-32 W., 178.1 feet to an iron pin; thence along the line of Lot 53, N. 42-43 E., 192.8 feet to an iron pin on the Southwest side of Jamison Street; thence along the Southwest side of Jamison Street, S. 53-40 E., 184.9 feet to the beginning corner.

This is the same property conveyed to Venitlated Awnings Corporation by deed of A. D. Burdette, et al, dated September 19, 1952, recorded in R.M.C. Office for Greenville, S. C. in Deed Book 463, page 541, and deed of Andrew Attaway Phillips, Jr., dated August 15, 1952, recorded in said R.M.C. Office in Deed Book 461, page 92.