

FILED GREENVILLE S.C.

State of South Carolina

JAN 21 11:41 AM 1959

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

K. S. D., Inc., a South Carolina Corporation.

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor K. S. D., Inc.

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 Thirty-Two Thousand and No/100 (\$32,000.00) 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 five and one-half (5 1/2%) per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the first day of March, 1959, and on the first day of each month of each year thereafter the sum of \$261.76 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of January, 1974, and the balance of said principal and interest to be due and payable on the first day of February, 1974; the aforesaid monthly payments of \$261.76 each are to be applied first to interest at the rate of five and one-half (5 1/2%) per centum per annum on the principal sum of \$32,000.00 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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of East North Street, in the City of Greenville, South Carolina, being known as a part of Lot 2, Block 5 on the plat of Boyce Addition, recorded in the RMC Office for Greenville County, South Carolina in Deed Book ZZ, pages 934-935, and having according to a survey made by R. W. Dalton, dated January 1959, entitled "Property of K. S. D., Inc.", the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of East North Street, said pin being located 100 feet west of the southwesterly corner of the intersection of East North Street and Manly Street, and running thence S. 16-07 E. 184.7 feet to an iron pin on the northerly side of a 15 foot public alley; thence along the northerly side of said alley S. 76-0 W. 35.66 feet to an iron pin; thence N. 16-07 W. 184.7 feet to an iron pin on the southerly side of East North Street; thence along the southerly side of East North Street N. 76-0 E. 35.66 feet to the point of beginning.

The following prepayment privileges are reserved:

A. During the first ten years from date of the note: (1) on any interest payment date to make additional principal payments; provided, however, that the

(Continued on reverse side)

Paid in full and satisfied on this the 17th day of March 1965.

Liberty Life Insurance Co. By: J. F. Cleveland

Witnesses: Willie F. Ramsey Penny K. Ouel

SATISFIED AND CANCELLED OF RECORD 29 DAY OF March 1965 Willie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 3:25 O'CLOCK P. M. NO. 26892