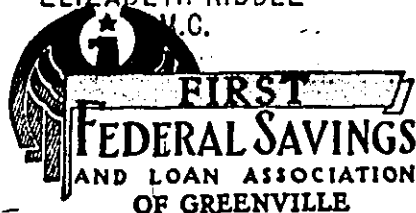


GREENVILLE CO. S. C.

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ELIZABETH RIDDLE  
M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Greater Greenville Chamber of Commerce, A South Carolina Corporation

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Three Hundred Thousand and No/100-----(\$ 300,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Thousand Four Hundred Sixteen and 80/100-----(\$ 2,416.80 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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 Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of and City of Greenville, containing 1.53 acres, more or less, situate, lying and being on the Western side of Cleveland Street and on the Eastern side of U. S. Highway No. 29 (Church Street) and having, according to a plat prepared by Dalton & Neves, Engineers, dated February, 1971, entitled "Property of Camperdown Mills", recorded in the R. M. C. Office for Greenville County, in Plat Book 4-I, at Page 75, the following metes and bounds, to-wit:

Beginning at an iron pin on the Western side of Cleveland Street at the joint corner of the premises herein described and property now or formerly of Janitors Supply & Chemical Co., and running thence with the line of the said Janitors Supply & Chemical Co. property N. 78-45 W. 238.3 feet to an iron pin near the Eastern bank of Reedy River; thence with the Eastern bank of Reedy River N. 21-35 W. 117.2 feet to an iron pin; continuing with the Eastern bank of Reedy River N. 43-41 W. 134 feet to an iron pin on the Eastern edge of the right-of-way for U. S. Highway No. 29 (Church Street); thence with the Eastern edge of said right-of-way N. 21-09 E. 115 feet to an iron pin at the Southeastern corner of the intersection of U. S. Highway No. 29 (Church Street) and an Access Road; thence with the southern edge of the right-of-way for said Access Road, the following courses and distances; S. 40-40 E. 106.9 feet to an iron pin; thence S. 63-26 E. 92 feet to an iron pin, thence S. 84-15 E. 84.6 feet to an iron pin, thence S. 64-15 E. 84.4 feet to an iron pin, thence N. 85-56 E. 12.2 feet to an iron pin at the Southwestern corner of the intersection of the said Access Road and Cleveland Street, thence with the Western edge of the right-of-way for Cleveland Street S. 2-51 E. 61.8 feet to an iron pin, thence continuing with the Western edge of the right-of-way for Cleveland Street S. 0-26 E. 130.5 feet to the point of beginning.