

along and with the joint property line of said two parcels N. 28-31 E. 96 feet to an iron pin; thence continuing along and with the joint property line of said two parcels, N. 10-33 W. 129.92 feet to an iron pin; thence S. 68-09 E. 212.07 feet to an iron pin on the Western side of North Church Street; thence running along and with the Western side of North Church Street, S. 51-43 W. 241 feet to an iron pin at the Northwestern intersection of North Church Street and Park Avenue; thence running along and with the Northern side of Park Avenue, N. 61-29 W. 33.81 feet to the beginning point.

This being the identical property conveyed to the mortgagor herein by deeds recorded in the RMC Office for Greenville County in Deed Book 979 at Page 105, Deed Book 967 at Page 33, and Deed Book 947 at Page 568. For a more particular description, see the aforesaid plat which will be recorded forthwith in the said RMC Office for Greenville County, in Plat Book 58 at Page 56.

This loan will be closed from prepayment during the first twelve years; thereafter, on any regular installment due date and upon thirty (30) days' written notice, the loan may be paid in part or in full at 107% during the thirteenth loan year and declining 1/2 of 1% per year thereafter to a minimum of 101%.

Upon request from the mortgagee, the mortgagor herein will make monthly deposits for taxes and hazard insurance in an amount to be determined by Liberty Life Insurance Company at a later date.

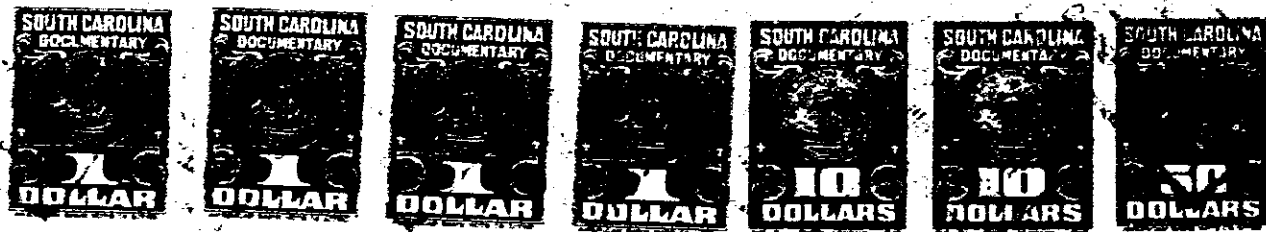
Mortgagor will furnish Liberty Life with certified statements of income and expenses of the property within three months after the end of each fiscal year. The statement shall contain the total gross sales of tenants on percentage leases, if any.

Any and all leases executed or to be executed shall be conditionally assigned to Liberty Life as additional collateral. All leases shall specify a minimum gross rental of not less than \$6.00 per square foot.

Parcel No. 2 as described herein may be released from this mortgage on the following basis: When the loan balance is reduced to the amount shown in Column A and upon receipt of the additional principal payment shown in Column B, the land will be released. The additional principal reduction will be without prepayment penalty.

A Loan Balance	B Required Principal Payment
\$185,000.00	\$23,000.00
180,000.00	17,000.00
175,000.00	10,000.00
170,000.00	4,000.00
165,000.00	-0-

Mortgagor will provide Liberty Life with mutually acceptable ingress, egress and cross parking easements with Parcel No. 2 as described above.



TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.