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BOOK 1299 PAGE 81

FORM NO. 65-002-22 (11/72)
CONSTRUCTION LOANDONNIE S. TANKERSLEY
CORPORATE MORTGAGE OF REAL ESTATE

State of South Carolina

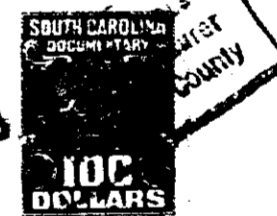
County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Prevues Unlimited, Inc., a corporation organized and existing under and by virtue of the laws of the State of South Carolina hereinafter called the Mortgagor SEND GREETING:

WHEREAS, the said Mortgagor Prevues Unlimited, Inc., in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK Greenville, S.C. hereinafter called the Mortgagee, a national banking association, in the full and just sum of Two Hundred Seventy-Five Thousand & No/100--- (\$275,000.00---) Dollars, with interest from the date hereof at the rate of see below per centum (-----) per annum on the unpaid balance until paid. The said principal and interest shall be payable at the office of THE SOUTH CAROLINA NATIONAL BANK Greenville, S.C. in Greenville, South Carolina or at such other place as the holder hereof may designate in writing. Interest at the rate of 2 1/2% per annum above The South Carolina National Bank prime rate based on a 360-day year is due and payable quarter-annually, commencing three months from date; and principal is to be repaid in four equal semi-annual installments of \$68,750.00 each commencing 12 months from date.

A letter of commitment by the Mortgagee to Premier Investment Co., Inc., D/B/A Prevues Unlimited, Inc., McGaughy & Smith, Inc., dated November 19, 1973, is incorporated in and made a part of this mortgage as fully as if fully set forth herein; and it is understood and agreed that the entire principal sum plus accrued interest shall become immediately due and payable at the option of the Mortgagee if the Mortgagor fails to comply with any requirement set forth in said letter.



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 thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of ~~10 1/2%~~ ^{12%} per centum per annum. *12%*

And if at any time any installment or 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 default, should be placed in the hands of an attorney for suit or collection, or if, at any time, 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 THE SOUTH CAROLINA NATIONAL BANK Greenville, S.C. 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 THE SOUTH CAROLINA NATIONAL BANK Greenville, S.C. at

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