

FILED  
GREENVILLE CO. S. C.

OCT 31 10 47 AM '79

1450 1502

DOONIE S. TANKERSLEY  
R.H.C.

STATE OF SOUTH CAROLINA )  
  )                   Mortgage, Assignment  
  )                   of Rents and Security  
COUNTY OF GREENVILLE        )                   Agreement

THIS MORTGAGE, Assignment of Rents and Security Agreement (hereinafter called "Mortgage") made this 31 day of October, 1979, between the Mortgagor/Grantor, Jural Limited Partnership, a limited partnership whose general partners are James M. Shoemaker, Jr., and William W. Kehl, whose address is 44 East Camperdown Way, Greenville, South Carolina, (herein "Borrower"), and the Mortgagee, Liberty Life Insurance Company, a South Carolina Corporation having its principal place of business at Greenville, South Carolina, (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Nine Hundred Seventy-six Thousand (\$976,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on fifteenth (15th) anniversary of first regular payment of principal and interest, not later than February 1, 1995;

To Secure To Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, and all renewals, extensions and modifications thereof; (b) the repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to paragraph 22 hereof (herein "Future Advances"); (c) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Liberty Life Insurance Company and Borrower dated October 31, 1979, if any, as provided in paragraph 25 hereof; (d) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and (e) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant, convey and assign to Lender and Lender's successors and assigns the following described property located in Greenville County, State of South Carolina:

15050

4328 RV.2