

STATE OF SOUTH CAROLINA,

61444-03

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS:

That Professional Building Company, Inc. of Greenville, S. C. County, in the State aforesaid,

SEND GREETING: WHEREAS, the said Professional Building Company, Inc.

is indebted in and by a certain instrument in writing called Note, and hereinafter so referred to, bearing even date herewith, for the principal sum of Six Thousand (\$6,000.00) DOLLARS, payable to the order of THE PENN MUTUAL LIFE INSURANCE COMPANY, Corporation duly chartered under the laws of the State of Pennsylvania, at its Home Office in the City of Philadelphia, State of Pennsylvania, in gold coin money of the United States of America, the present standard of weight and fineness, as follows:

any coin or currency which at the time of payment is lawful tender money of the United States of America, as follows: \$250.00 semi-annually, beginning July 5, 1942, for a period of 5 years, with balance of \$3,500.00 on July 5, 1948, with the non-cumulative privilege of doubling the required principal reductions on any interest date, and the further privilege of paying the loan in full on any interest date, for pre-payment charge of 2% when 60 days' written notice.

and bearing interest from date until maturity at the rate of four and one-half (4 1/2) per cent. per annum, said interest being payable semi-annually on the 1st day of July and January in each and every year until the maturity of said Note, and if not so paid to bear interest at the same rate as the principal debt; said principal sum to bear interest after maturity at the rate of eight per cent. per annum, payable semi-annually, and that the maker will pay ten per cent. of the amount then due, in addition to the principal and interest, as attorney's fees, if placed in the hands of an attorney for collection, after conditions broken.

NOW, KNOW ALL MEN, That the said Professional Building Company, Inc. of the County and State aforesaid, in consideration of the said debt and Note aforesaid, and for the better securing the payment of the principal obligation, and interest thereon herein described, and all renewal principal or interest obligations that may hereafter be given to evidence said principal or the interest upon the same during the said time of extension, in the event of any extension of time for the payment of said principal debt, and the performance of the covenants herein contained to the said The Penn Mutual Life Insurance Company, according to the condition of the Note, and also in consideration of the sum of One Dollar to the said Professional Building Company, Inc.

in hand well and truly paid by the said The Penn Mutual Life Insurance Company, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said The Penn Mutual Life Insurance Company, its successors or assigns.

That certain piece of parcel of lots of property situate, lying and being in Ward Two of the City of Greenville, County and State aforesaid, on the North East corner of North and Brown Streets, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the corner of North Street and Brown Street and running thence with North Street N. 69-15 E. 51 ft., thence in a line parallel with Brown Street N. 2 E. 90 ft. to an alley; thence with said alley in a line parallel with North Street N. 69-15 E. 51 ft. to an iron pin on Brown Street, thence with Brown Street S. 21 E. 90 ft. to the beginning point.

This conveyance is made subject to a first encumbrance executed by Professional Building Company, Inc. by C. H. Fair, President and M. M. Pore, Secretary, Messrs. to The Penn Mutual Life Insurance Company, recorded in Book 126, Page 65, Greenville County Record. Said indebtedness being for the original sum of \$22,000.00 now reduced to \$17,500.00, evidenced by first mortgage note which bears interest at the rate of 4-1/4% per annum, payable semi-annually. It is intended that this instrument and the aforementioned instrument shall be treated as though the two made one encumbrance, and if default shall be made in either one of said instruments, default shall be by both, and shall accrue in both thereof, and the acceleration of maturity of either of said items of indebtedness shall operate as an acceleration of all of said items of indebtedness. The equity of the property of the first part in said property is hereby mortgaged to the party of the second part for the purpose of securing the entire indebtedness.

The above described property is the same conveyed to the mortgagee by R. C. Houston by deed dated April 7, 1919, recorded in office of R. M. C. for Greenville County in Book 44, page 484.

Approved as to form M.B.H. Date 1/24/42 300 Legal Dept. [Signature]

Professional Building Company, Inc. [Signature]

RECORDED IN BOOK 126 PAGE 65 GREENVILLE COUNTY S.C. [Stamp]