

The fourth installment being payable on the 27th day of June, 1937;

and the successive installments on the same dates in each succeeding year thereafter until the entire principal sum, with all interest thereon, is paid in full; 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 seven (7%) per centum per annum.

Privilege is given to the borrower to make additional payments on account of the principal sum of said note upon any interest date after two years from the date of said note upon giving ninety days' written notice of such intention to the holder of said note; provided, that if such additional payments are made during the period from June 27, 1938, and prior to June 27, 1940, the borrower agrees to pay ^{a sum} equal to 3% of the additional payments so made, and if such additional payments are made during the period from June 27, 1940, and prior to June 27, 1942, the borrower agrees to pay a sum equal to 2% of the additional payments so made, and if such additional payments are made during the period from June 27, 1942, and prior to June 27, 1946, the borrower agrees to pay a sum equal to 1% of the additional payments so made, said sums hereinabove mentioned to be paid as consideration for the privilege of making payment on account of principal in advance of the date of maturity.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity, 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 or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this 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 Hotel Imperial, Inc., of Greenville, South Carolina, in consideration