1947)

ORIGINAL

MORTGAGE

STATE OF SOUTH CAROLINA. COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CALHOUN TOWERS, INC. organized and existing under the laws of the State of South Carolina having its principal place of business at Greenville, South Carolina (hereinafter with its successors and assigns called the Mortgagor) sends Greetings: Whereas, the Mortgagor is well and truly indebted unto Manufacturers Trust Company, of New York

a corporation

, a corporation

organized and existing under the laws of the State of New York having its principal place of business at New York City, New York

(hereinafter with its successors and assigns called the Mortgagee), in the sum of Two Million Two Hundred Ninety-Six Thousand and No/100 Dollars (\$ 2,296,000.00,

as evidenced by a certain promissory note to be a certain prom reference (Manage of the Control of

securing the sum of Two Million Two Hundred Ninety-Six Thousand and No/100

Dollars (\$ 2,296,000,00,

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with interest from date at the rate of Four per centum (4 %) per annum, until paid, said principal and interest being payable at the office of Manufacturers Trust Company in New York City

or at such other place as the holder of the note (bond) may designate in writing, in monthly installments as follows: Interest alone payable monthly on the first day of August , 19 49, and on the first day of each month thereafter to and including December , 19 50. Thereafter commencing on the first day of January

installments of interest and principal shall be paid in the sum of Ten Thousand Five Hundred Twenty-Three and 33/100 Collars (\$10,523.33) each, such payments to continue monthly thereafter on the first day of each succeeding month until the entire indebtedness has been paid. In any event the balance of

principal (if any) remaining unpaid, plus accrued interest shall be due and payable on July 1 , 19 83. The installments of interest and principal shall be applied first to interest at the rate of Four per centum (4 %) upon the principal sum or so much thereof as shall from time to time remain unpaid, and the balance thereof shall be applied on account of principal.

and desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

Now, Know All Men, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the City

Greenville , State of South Carolina: Greenville

. County of

All that piece, parcel or lot of land situate, lying and being on the Western side of North Main Street, in the City of Greenville, in the County of Greenville, in the State of South Carolina; said lot of land having the following courses and distances, to wit:

BEGINNING at an iron pin Two Hundred Forty and Four-Tenths (240.41) feet North of the Northwest corner of the intersection of West Elford Street and North Main Streets and running thence North Twenty degrees Fifty-Two minutes (20°52') East for a distance of Two Hundred Twenty-One and One-Tenth (221.11) feet along North Main Street to an iron pin; thence turning and running North Sixty-Nine degrees Forty-One minutes (69°41') West for a distance of Two Hundred Three (203') feet to an iron pin; thence turning and running South Nineteen degrees Nine minutes (1909) West for a distance of Two Hundred Nineteen and Five-Tenths (219.5') feet to an iron pin; thence turning and running South Sixty-Nine degrees One minute (69001') East for a distance of One Hundred Ninety-Six and Two-Tenths (196.21) feet to the point of beginning; said lot being bounded as follows, to wit: on the North by a Twelve foot (12') alleyway separating the tract described herein from property now or formerly of Trinity Lutheran Church: on the East by North Main Street; on the South by Estate of S. S. Newell and on the West by property now or formerly of Poe, all as more particularly shown and delineated on a plat of property of Calhoun Towers, Inc., prepared by Dalton and Neves, Registered Engineers, Greenville, South Carolina, in April 1949; said plat above mentioned being recorded in the RMC Office for Greenville County in Plat Book "W" at page 11