

The State of South Carolina,
County of GREENVILLE

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To All Whom These Presents May Concern: FIVE TWENTY REALTY CORPORATION,
a South Carolina Corporation, SEND 3 GREETING:

Whereas, it, the said Five Twenty Realty Corporation,
in and by its certain promissory note in writing, of even date with these
presents, is well and truly indebted to PRESSMAN-GUTMAN CO., INC.

in the full and just sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS

, to be paid in principal installments beginning on the first day of January 1956 and on the first day of each July and January of each year thereafter through and including the first day of July 1958, the sum of Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars, and thereafter on the first day of January 1960 and the first day of July 1960, the sum of Twenty Thousand and no/100 (\$20,000.00) Dollars; together with interest at the rate of Five and One-half (5 1/2%) per cent per annum from date on the entire unpaid principal balance, with each installment of principal. Installments of the principal sum hereof may be anticipated in whole or in part on the due date of any installment with interest from date as provided herein without penalty.

~~and in addition~~ all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his or 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 ~~reasonable attorneys fees~~ ^{to be paid by the mortgagor}, 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 it, the said Five Twenty Realty Corporation, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Pressman-Gutman Co., Inc., according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it, the said Five Twenty Realty Corporation, in hand well and truly paid by the said Pressman-Gutman Co., Inc.,

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said PRESSMAN-GUTMAN CO., INC.:

All that certain piece, parcel or tract of land, situate, lying and being near the Town of Mauldin, in Austin Township, Greenville County, South Carolina, containing 13.06 acres, more or less, and being described according to a plat prepared by Piedmont Engineering Service, Greenville, S. C., dated April 30, 1953, entitled "Property of Five Twenty Realty Corporation, Greenville County, S. C." recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book EE at page 17, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northern edge of the right of way of U. S. Highway No. 276 at the Northwestern corner of the intersection of said U. S. Highway and a proposed 50-foot street, and running thence along the Northern side of U. S. Highway No. 276, the following courses and distances, to-wit: N. 80-41 W. 373.0 feet to an iron pin; N. 9-19 E.