

State of South Carolina

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GOLDEN STRIP SHOPPING CENTER, INC.

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Golden Strip Shopping Center, Inc.

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fifteen Thousand Four Hundred and no/100

(\$15,400.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 15th day of September 1961, and on the 15th day of each month of each year thereafter the sum of \$171.09

to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of July 1971, and the balance of said principal and interest to be due and payable on the 15th day of August 1971; the aforesaid monthly payments of \$171.09

each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$15,400.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, 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.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY

All that lot of land in the County of Greenville, State of South Carolina, in the Town of Mauldin, S.C., containing 6.86 acres, more or less, as shown on plat of property of Golden Strip Shopping Center, Inc., made by R. B. Bruce, September 30, 1959, and recorded in the R.M.C. Office for Greenville County in plat book MM at page 131 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of U. S. Highway 276, which point is the northwestern intersection of said Highway with a 75 foot unnamed street, which point is 372.6 feet N 18-11 W of White's Drive, and running thence along the northern side of said 75 foot unnamed street, S 71-49 W, 546.2 feet to an iron pin; thence along property of Alvin C. White, N 11-11 W, 644.6 feet to an iron pin; thence N 56-37 E, 52.2 feet to an iron pin; thence along property of J. T. and Sudie W. Massey, N 88-12 E, 436.3 feet to an iron pin on the western side of U. S. Highway 276; thence with said highway right of way, S 18-11 E, 529.8 feet to the point of beginning. Being that property described in deed book 617 at page 47.

ALSO: All that lot of land in the County of Greenville, State of South Carolina, in the Town of Mauldin, S. C., across the street from the above described property and shown on the same plat as the above described property, containing 0.75 acre, more or less, and having the following

paid in full and satisfied on this the 10th day of December, 1962.

Liberty Life Insurance Company
By: [Signature]
Assistant Secretary

Witnesses:
Willis B. Ramsey
Patricia B. Durham

12 Dec 1962
Dobie Saward
GREENVILLE COUNTY, S. C.
343-0100 P-M NO. 15289