

BOOK 902 PAGE 56

## The State of South Carolina,

County of GREENVILLE

SEP 22 11 MORTGAGE OF LEASEHOLD

## To All Whom These Presents May Concern:

SEND GREETING

Whereas, the said SHOPS, INC.,

a corporation chartered under the laws of the State of South Carolina, in and by its certain promi-

sory note in writing, of even date with these presents, is well and truly indebted to THE  
CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA  
in the full and just sum of Two Hundred Ninety Thousand (\$290,000.00) Dollars,  
payable as follows:

Beginning on the 15th day of January, 1963, and on the 15th day of  
each month thereafter the sum of \$3,074.90, and the balance of said  
principal sum due and payable on the 15th day of December, 1972. The  
aforesaid monthly payments of \$3,074.90 each are to be applied first  
to interest, payable monthly, at the rate of 5% per annum on \$290,000.00  
or so much as shall from time to time remain unpaid, with balance applied  
to principal, with interest thereon ~~from~~

at the rate of 5% per centum per annum, to be computed and paid monthly

until paid in full; 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, 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 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 10 per cent. of the indebtedness as attorney's fees, this to be added to the mort-  
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said SHOPS, INC.,

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said THE  
CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA  
according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to it the said SHOPS, INC.,

, in hand well and truly paid by the said THE CITIZENS AND  
SOUTHERN NATIONAL BANK OF SOUTH CAROLINA,  
at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has grant-

ed, bargained, sold and released and by the Presents does grant, bargain, sell and release unto the

said THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA  
the leasehold interests hereinafter described and the land and premises  
comprised in and demised by said leases and the buildings thereon, to-  
gether with the appurtenances and also the said indentures of lease. The  
land and premises comprised in and demised by said leases are described  
as follows:

ALL those certain pieces, parcels, or lots of land situate, lying and  
being, in the County of Greenville, both within and without the City of  
Greenville, being a part of that tract of land now known as Terrace  
Shopping Center and more particularly described as follows:

That property shown on plat of property of A. T. Sullivan, prepared  
by Piedmont Engineering Service January 12, 1959, amended by C. T.  
Wyche January 15, 1959, and designated thereon as the "Marsh Building"  
(containing 21,900 square feet, more or less) and the "Marsh Parking  
Area" (containing 53,000 square feet, more or less), and that certain  
other piece, parcel or lot of land adjoining the above-described land  
and shown on said plat as "Eckerd" containing 10,000 square feet, more  
or less, as is described in lease from CENTER, INC., to SHOPS, INC.,  
dated January 15, 1959, Memorandum thereof recorded in the office of