

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE S.C.

BOOK 907 PAGE 353

DEC 6 10 21 AM 1962

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This mortgage, made this 5th day of December, 1962, by

R-J-C Real Estate Company, hereinafter called the Mortgagor, (whether one or more persons) in the State aforesaid, Witnesseth: C. DOUGLAS WILSON & CO.

Whereas, the Mortgagor is well and truly indebted to ~~SOUTHWESTERN LIFE INSURANCE COMPANY~~ a corporation organized and existing under the laws of the State of South Carolina with its principal office in the City of Greenville, South Carolina, and legally domicicated and doing business in the State of South Carolina, hereinafter called the Mortgagee, in the full and just sum of Forty-Two Thousand and no/100 Dollars (\$ 42,000.00), for money loaned, plus interest thereon from

date at the rate of 5-3/4 per centum per annum, all as evidenced by one certain promissory note signed by R-J-C Real Estate Company

of Greenville, S.C. of even date herewith, payable to the order of the Mortgagee, at its Home Office in the City of Greenville, S.C. the said principal and interest being due and payable as follows: Three Hundred Forty-nine and 02/100 Dollars (\$349.02) on the 1st day of February, 1963, and a like amount on the same day of each month thereafter ensuing until paid in full, except that in any event the entire unpaid balance shall mature and become payable on the same day of January, 1978. The payments shall be applied first to payment of monthly interest at said rate on the unpaid principal, and the remainder on account of unpaid principal.

The said note provides that the maturity thereof may at any time be accelerated and the unpaid balance of principal with all accrued interest declared due and payable at once, at the holder's option, upon default in the payment when due of any instalment of principal or interest, and that all delinquent instalments of both principal and interest shall bear interest after maturity until paid at the highest lawful rate per annum, payable semi-annually. The said note further provides for payment of 10% of the principal and interest due thereon when collected, if it be placed in the hands of an attorney for collection, and contains a waiver of presentment, demand, protest and notice of dishonor, protest and extension, and a waiver of the benefit of any exemption under the Homestead and all other exemption laws. RJC R.E.CO By: [Signature]

KNOW ALL MEN BY THESE PRESENTS, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, and interest thereon, as well as the payment when due by the Mortgagor to the Mortgagee of all other sums becoming due under the terms of said note and of this Mortgage, and also in consideration of the further sum of Three Dollars (\$3.00) 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 doth grant, bargain, sell and release unto the Mortgagee, its successors and assigns, forever, all

of the following described real estate, situate, lying and being in the County of Greenville State of South Carolina, particularly described as follows: in the City of Greenville, on the northwest side of Frederick Street, being a portion of McAlister Plaza and, according to a plat entitled Property of R-J-C Real Estate Company prepared by Piedmont Engineering Service and recorded in the R. M. C. Office for Greenville County in Plat Book "CCC", at page 13, having the following metes and bounds, to-wit:

Beginning at a point on the northwest side of Frederick Street in the line of property now or formerly of I. T. Welling, Jr., W. W. Kellett, Jr., J. R. McAdams, and W. C. Schulze, and running thence N. 63-47 W. 64.9 feet to a point; thence N. 61-10 W. 21.9 feet to a point at a rear corner of property now or formerly of J. M. Palm, et al; thence N. 33-39 E. 172.7 feet to a point in the line of parking area; thence along the southern side of said parking area S. 56-21 E. 65 feet to a point on the northwest side of Frederick Street; thence with the northwest side of said street S. 26-11 W. 163.8 feet to the beginning.

STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE) ASSIGNMENT FOR VALUE RECEIVED, C. Douglas Wilson & Co. hereby assigns, transfers and sets over to Southwestern Life Insurance Company, Dallas, Texas, the within mortgage and the note which the same secures, without recourse.

DATED this 5th day of December, 1962.

In the presence of: C. DOUGLAS WILSON & CO.

[Signature of C. Douglas Wilson & Co.]

By: [Signature of Margaret McCreary] MARGARET McCREARY ASSISTANT TREASURER