

JUN 10 12 21 PM 1963

State of South Carolina

OLLIE FARNSWORTH R.M.O.

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

South Greenville Restaurant, Inc.

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor South Greenville Restaurant, 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 Ninety Thousand and no/100 (\$ 90,000.00) 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 Five & Five Eighths (5 5/8 %) per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the 15th day of July, 1963, and on the 15th day of each month of each year thereafter the sum of \$ 982.32 to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of May, 1973, and the balance of said principal and interest to be due and payable on the 15th day of June, 1973; the aforesaid monthly payments of \$ 982.32 each are to be applied first to interest at the rate of Five & Five Eighths (5 5/8 %) per centum per annum on the principal sum of \$ 90,000.00 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 the right, title and interest of mortgagor, which is a leasehold interest in and to all that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina and having, according to a plat, prepared by Dalton & Neves, dated June 5, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of South Carolina Highway No. 291 at the corner of property heretofore leased by Zeadora B. Reeves to American Oil Company, said lease recorded in the R.M.C. Office for Greenville County in Deed Book 462, Page 149, and running thence with said Highway No. 291 N. 39-23 E. 250 feet to an iron pin; thence N. 61-16 W. 247.7 feet to an iron pin on the easterly side of Augusta Road; thence with the easterly side of said Road S. 2-27 W. 122.5 feet to an iron pin; thence continuing with said Road S. 10-39 W. 151.7 feet to an iron pin in line of property leased to American Oil Company; thence with said line S. 65-55 E. 100.7 feet to the point of beginning.

ALSO, all the furniture, fixtures, furnishings and equipment located on the premises and used by mortgagor to operate the restaurant.

The following prepayment privileges are reserved:

- (1). On any interest payment date to make additional principal payments; provided, however, that the total of such payments made during any twelve month period calculated from the date of the note, or any anniversary thereof, shall not exceed \$9,000.00; (2). on any interest payment date to make additional principal payments in excess of the amount provided under (1) above up to, and including, the entire balance due on the loan with a charge of 3% of such excess as consideration, during the first 5

on Release R. M. O. of Way to City of