

State of South Carolina,

FILED
GREENVILLE CO. S.C.

County of Greenville

JAN 10 9 52 AM 1964

OLLIE B. BOWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HOSA, INC.

SEND GREETING:

WHEREAS, the said Hosa, Inc.

in and by its certain promissory note in writing, of even date with these Presents it is well and truly indebted to CAMERON-BROWN COMPANY, a corporation chartered under the laws of the State of North Carolina, in the full and just sum of TWO HUNDRED THIRTY THOUSAND AND NO/100THS - - - - - (\$230,000.00) DOLLARS, to be paid at its office in Raleigh, N. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of Five and three-fourths (5-3/4%) per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 1st day of May, 1964, and on the 1st day of each month of each year thereafter the sum of \$1911.30 to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 1st day of April, 1979; the aforesaid monthly payments of \$1911.30 each are to be applied first to interest at the rate of Five and three-fourths (5-3/4%) per centum per annum on the principal sum of \$230,000.00 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 or this 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 Hosa, Inc. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CAMERON-BROWN COMPANY, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to it

the said Hosa, Inc. in hand well and truly paid by the said CAMERON-BROWN COMPANY, 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 CAMERON-BROWN COMPANY.

All that lot of land in Greenville County, State of South Carolina, at the western corner of Augusta Road and Sevier Street in the City of Greenville and according to a survey made by Piedmont Engineering Service on June 6, 1962, recorded in Plat Book AAA at Page 117 and a revised plat made December 13, 1963, is described as follows:

BEGINNING at an iron pin at the western corner of Augusta Road and Sevier Street and running thence with the northwestern side of Sevier Street S. 33-33 W. 235.6 feet to an iron pin; thence N. 52-31 W. 71.9 feet to an iron pin; thence N. 53-59 W. 69.4 feet to an iron pin; thence S. 33-14 W. 101.9 feet to an iron pin; thence S. 33-38 W. 59.8 feet to an iron pin; thence N. 56-42 W. 70.5 feet to an iron pin; thence N. 35-09 E. 33.35 feet to an iron pin; thence N. 34-26 E. 70.5 feet to an iron pin; thence N. 33-29 E. 172.85 feet to an iron pin; thence S. 46-28 E. 69.9 feet to an iron pin; thence N. 33-34 E. 98, feet to an iron pin; thence N. 33-34 E. 52 feet to an iron pin on Augusta Road; thence with the Southwestern side of said Road, S. 46-20 E. 141.5 feet to the beginning corner.