

OLLIE F. DANFORTH

# State of South Carolina

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Coffee St. Realty Co.

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor, Coffee St. Realty Co.,

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 One Hundred and Seventy Thousand and no/100

(\$ 170,000.00) 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 six (6%) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 1st day of January, 1968, and on the 1st day of month of each year thereafter the sum of \$ 1,218.00

to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of November, 1987, and the balance of said principal and interest to be due and payable on the 1st day of December, 1987; the aforesaid monthly payments of \$ 1,218.00

each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 170,000.00 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 that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the northwestern corner of the intersection of East Coffee Street and North Irvine Street, said property being shown on plat of Frank M. Daniels, recorded in Plat Book B, page 1, Office of R. M. C., Greenville County, South Carolina, and having, according to said plat and a more recent plat entitled, "Property of Coffee St. Realty Co." dated October, 1967, by Dalton & Neves, Engineers, the following metes and bounds, to-wit:

Beginning at a drill hole at the northwest corner of the intersection of East Coffee Street and North Irvine Street, and running thence with East Coffee Street, N. 69-14 W. 102.1 feet to an iron pin; thence N. 21-00 E. 103.7 feet to a nail and cap; thence S. 68-25 E. 101.3 feet to an iron pin on North Irvine Street; thence with North Irvine Street, S. 20-35 W. 102.3 feet to the point of beginning.

Also, all furniture, fixtures and equipment, including, but not limited to, office furniture and equipment and law library now owned or hereafter acquired by the mortgagor herein and located on the premises at 217 East Coffee Street, Greenville, South Carolina; provided, however, that so long as this mortgage or the note which it secures is not in default, the mortgagor shall have full rights of substitution with respect to all of said personal properties and fixtures.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 13 PAGE 301

RECORDED AND CANCELLED OF RECORD  
24 DAY OF Jan 1973  
Wm. S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY  
11:25 O'CLOCK 11: M. N. 20525

For Extension to Chattel Mtg. Book 839-Page 198 Recorded 11-18-70 #12027