

State of South Carolina, 2⁰⁰ PM 1967

BOOK 1078 PAGE 568

County of Greenville

OLLIE F. NORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NALLEY COMMERCIAL PROPERTIES, INC.,

SEND GREETING:

WHEREAS, it the said Nalley Commercial Properties, Inc.,

in and by its certain promissory note in writing, of even date with these Presents 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 Three Hundred Eighty-five Thousand and no/100----- (\$ 385,000.00) 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 seven and one-fourth----- 7-1/4 (%) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 1st day of February, 19 68, and on the 1st day of each month of each year thereafter the sum of \$ 3,517.00 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 January, 19 83; the aforesaid monthly payments of \$ 3,517.00 each are to be applied first to interest at the rate of seven and one-fourth-- (7-1/4%) per centum per annum on the principal sum of \$ 385,000.00 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. **A payment of interest only shall be made on January 1, 1968.**

Any deficiency in the amount of such monthly payments, shall, unless paid by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to five per centum (5%) of any installment which is not paid within fifteen (15) days from the due date thereof to cover the extra expense involved in handling delinquent payments.

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 it, the said Nalley Commercial Properties, 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 Nalley Commercial Properties, 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, near the City of Greenville, lying and being on the southeastern side of Wade Hampton Boulevard in Chick Springs Township, being more fully described according to a plat of Property of Nalley Commercial Properties, Inc., recorded in Plat Book VVV at page 137, and having according to said plat the following metes and bounds:

"Beginning at an iron pin on the southeastern side of the right-of-way of Wade Hampton Boulevard (Super Highway No. 29) at the joint corner of property now or formerly of Vance Edwards, and running thence with line of said property, S 47-08 E 173.5 feet to a point; thence running N 42-52 E 129.56 feet to a point on Caldwell Avenue; running thence with Caldwell Avenue, S 47-08 E 99 feet; thence with Caldwell Avenue, S 47-08 E 125.5 feet to a point; thence running S 42-52 W 129.56 feet to a point; thence running S 47-08 E 164.9 feet to a point on Lee Road; running thence with Lee Road, S 70-45 W 242.3 feet to a point; thence running N 47-08 W 171.5 feet to a point; thence running N 47-08 W 99.0 feet; running thence N 47-08 W 173.5 feet to a point on Wade Hampton Boulevard; thence running with Wade Hampton Boulevard, N 42-52 E 210 feet to the point of beginning."

Form No. L-2
South Carolina

SATISFIED AND CANCELLED OF RECORD

134 DAY OF Feb. 19 83

Dannie L. North

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:38 O'CLOCK A. M. NO. 18854

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 79 PAGE 674