

APR 2 4 23 PM 1968

BOOK 1088 PAGE 201

State of South Carolina

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hudson Studios, Incorporated

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Hudson Studios, Incorporated

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 Two Hundred Sixty-Five Thousand (\$265,000.00) 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 and three quarters (6 3/4 %) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 1st day of October, 1968, and on the 1st day of each month of each year thereafter the sum of \$ 2,345.25,

to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of August, 1983, and the balance of said principal and interest to be due and payable on the 1st day of September, 1983; the aforesaid 180 payments of \$ 2,345.25

each are to be applied first to interest at the rate of Six and three quarters (6 3/4 %) per centum per annum on the principal sum of \$ 265,000.00 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, interest to be paid on demand from time to time prior to September 1, 1968.

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 piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of East Court Street, shown on a plat entitled "Property of Hudson Studios, Inc.", made by Dalton & Neves, March, 1968, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of East Court Street and running thence with the southern side of East Court Street S. 71-39 E. 101.4 feet to a pin; thence S. 17-42 W. 54.43 feet to the center of a 17 inch wall; thence with the center of said 17 inch wall, N. 70-55 W. 101.35 feet to an iron pin; thence N. 17-29 E. 53.07 feet to the beginning corner.

This property is subject to such rights as the adjoining landowner may have in said wall.

ALSO, all the right, title and interest of the mortgagor in and to a certain 5 foot alley adjoining said property, which alley has the following metes and bounds:

BEGINNING at an iron pin in the center line of said alley on the southern side of East Court Street and running thence S. 17-42 W. 54.43 feet to an iron pin at the center of a 17 inch wall; thence with the center line of

January 6, 1970
at 2:40 P.M.

15111
Witness
Thelma G. Pickens

Given Released by Sale Under
Foreclosure of Mortgage
1970 See Judgment Roll
K...
James C. ...