

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, its successors and assigns, the following described property, to-wit:

Parcel No. 1. All that certain piece, parcel or tract of land, with the buildings and improvements thereon, lying and being at the southwesterly corner of the intersection of East North Street and Church Street (U. S. Highway No. 29), in the City of Greenville, S. C., being shown as the Property of Central Realty Corporation, on a plat thereof made by Dalton & Neves, dated July, 1960, and having according to a recent survey made by R. W. Dalton, dated June, 1968, the following metes and bounds, to-wit:

BEGINNING at a point on the southerly side of East North Street, and running thence into, through and beyond a building located partly on the property herein described and partly on adjoining property (Parcel No. 2 below), S 23-13 W 172.8 feet to an old iron pin, corner of property belonging to Jervey and Ingle; thence turning and running with the line of the Jervey and Ingle property S 67-30 E 115 feet to an old iron pin on the westerly side of Church Street; thence turning