

FEB 1 2 36 PM '71  
OLLIE FARNSWORTH  
H.C.

BOOK 1179 PAGE 473

State of South Carolina **MORTGAGE OF REAL ESTATE**  
County of GREENVILLE **AND SECURITY AGREEMENT**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ARNOLD BERNSTEIN  
(hereinafter called the Mortgagor) SENDS GREETING:

WHEREAS, the said Mortgagor is justly indebted to C. Douglas Wilson & Co.

(hereinafter called the Mortgagee) in and by the Mortgagor's certain promissory note in writing, of even date herewith, in the full and just sum of Two Hundred Thousand and no/100-----Dollars (\$ 200,000.00 ), with interest thereon, or so much thereof as is from time to time disbursed, at the rate of nine and one-half per centum (9-1/2%) per annum, in lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment; said principal and interest to be paid in the manner following, to-wit:

First Federal Savings and Loan Association, Greenville, S. C.  
(a) Until this Mortgage and the Note which it secures shall have been purchased by and assigned to ~~C. Douglas Wilson & Co. or its successors or assigns~~, either interest or principal, or both, shall be payable on demand of the holder.

First Federal Savings and Loan Association, Greenville, S. C.  
(b) Upon assignment to ~~C. Douglas Wilson & Co. or its successors or assigns~~, the terms of payment of principal and interest shall be as follows:

Said principal and interest shall be payable in monthly installments of \$1,866.00 commencing on the first day of April, 1971, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March, 1991.

In the event any installment shall become overdue for a period in excess of fifteen (15) days, a late charge of two cents (02¢) for each one dollar (\$1.00) so overdue, may be charged by the holder hereof for the purpose of defraying the expense incident to the handling of such delinquent payment.

Subsequent to such assignment in sub-paragraph (b) hereinabove, the prepayment privileges, if any, shall be as follows:

The maker hereof shall have the right to retire the loan on any monthly installment date occurring after 8 years from date upon giving 60 days' advance written notice and upon payment of a 3% anticipation retirement charge, if such retirement occurs during the 9th year, non cumulative, declining 1/2 of 1% each year thereafter.