

GREENVILLE CO. S.C. FILED

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OLLIE FARNSWORTH
State of South Carolina

OLLIE FARNSWORTH
R.H.C.

MORTGAGE OF REAL ESTATE
AND SECURITY AGREEMENT

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

YORKTOWN DEVELOPMENT CORPORATION, A South Carolina Corporation,

(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 ONE MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$ 1,350,000.00), with interest thereon, or so much thereof as is from time to time disbursed, at the rate of Seven and one-half percentum (7 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:

~~This mortgage and the Note which it secures have been purchased by and assigned to C. Douglas Wilson & Co. of Greenville, South Carolina, and the interest on principal, or both, shall be payable to the holder.~~

Handwritten initials and marks on the right margin.

~~Assignment to C. Douglas Wilson & Co. of Greenville, South Carolina, the interest on principal and interest shall be as follows:~~

Interest only at the rate of 7 1/2 % per annum from the date hereof on the principal balance of the indebtedness evidenced by this note shall be due and payable on February 1, 1972; and thereafter principal and interest at the rate of 7 1/2 % per annum shall be due and payable in monthly installments of \$10,878.75 each on the first day of each month commencing March 1, 1972, and continuing until the principal and interest are fully paid, except that the final payment of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and payable February 1, 1987. Each monthly installment shall be applied first to interest due monthly upon the principal sum or so much thereof as from time to time remains unpaid, and the balance of each installment shall be applied on account of principal.

The undersigned Mortgagor further agrees to pay additional interest as provided in said note.

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 for the purpose of defraying the expense incident to the handling of such delinquent payment.

The prepayment privileges shall be as follows:

The privilege is reserved to make, on any installment payment date, additional principal payments in an amount which is in accordance with the plan of amortization of this indebtedness, the total thus paid in any calendar year not to exceed \$135,000.00. The privilege is further reserved to pay the entire balance of the loan on any installment payment date on or after ten (10) years from the date required amortization begins, on sixty (60) days' written notice, and on payment of 3% of such balance as a prepayment fee; each year thereafter such prepayment fee will be reduced at the rate of 1/2 % per year until eliminated; provided, however, there shall be no prepayment fee on any loan repayment made as the result of final maturity requirements.

This Mortgage Assigned to:

C. Douglas Wilson & Co.
Feb. 19 72 Assignment recorded

In Vol. 1223 of R. E. Records on Page 304

This 24 of Feb. 19 72 # 22755