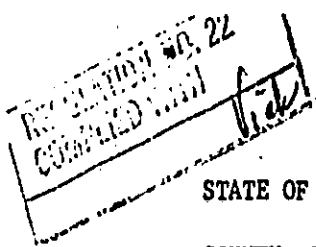


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FILED
GREENVILLE CO. S. C.

MAR 9 3 19 PM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANNERSLEY
R.H.C.)

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THE CST COMPANY, a Limited Partnership organized and existing under the Uniform Limited Partnership Act of South Carolina, with BRITT-CLARY COMPANY, INC., a South Carolina corporation, as its General Partner, hereinafter called the Mortgagor SEND GREETING:

WHEREAS, the said Mortgagor in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA, hereinafter called the Mortgagee, a national banking association, in the full and just sum of Three Hundred Fifty Thousand and No/100 (\$350,000.00) Dollars, with interest from the date of the first advance of funds hereunder at the rate of eight (8%) per cent per annum. The said principal and interest shall be payable at the principle office of THE PEOPLES NATIONAL BANK in Greenville, South Carolina, or at such other place as the holder hereof may designate in writing, as follows: Interest only on the amounts then advanced shall be paid on October 1, 1973; thereafter said principal and interest shall be payable in equal monthly installments of \$3,237.30, beginning on the first day of November, 1973, and on the first day of each month thereafter until October 1, 1983, when the principal balance shall be paid in full. The right is reserved to prepay all or any part of the outstanding principal balance at any time without penalty.

And if at any time any installment or 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 default, should be placed in the hands of an attorney for suit or collection, or if, at any time, 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.