

STATE OF SOUTH CAROLINA            )  
   )     MORTGAGE OF REAL ESTATE  
 COUNTY OF GREENVILLE            )

TO ALL WHOM THESE PRESENTS MAY CONCERN, CBR, INC.  
 SENDS GREETING:

Whereas, the said CBR, Inc., hereinafter called the mortgagor in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to Perry S. Luthi as Trustee for Kull Trust, hereinafter called the mortgagee, in the full and just sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars, to be paid in annual installments as follows:

The first installment payment shall be due and payable on August 30, 1975 in the principal amount of Three Hundred and 00/100 (\$300.00) Dollars, together with interest computed at the annual rate of ten (10%) percent.

The second installment payment shall be due and payable on August 30, 1976 in the principal amount of Five Thousand and 00/100 (\$5,000.00) Dollars, together with interest computed at the annual rate of ten (10%) percent.

The installment payments thereafter (after August 30, 1976) shall be made on the 30th day of August of each successive year until the principal and interest indebtedness has been fully paid and satisfied; each such installment payment shall be in the principal sum of Twenty Five Thousand and 00/100 (\$25,000.00) Dollars, together with interest computed at the annual rate of ten (10%) percent on the unpaid balance.

CBR, Inc. shall continue to make the annual installment payments in the manner set forth hereinabove until the subject indebtedness is fully paid and satisfied.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case 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 or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) percent of the indebtedness as attorney's fees, this 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 CBR, Inc., 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 mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to it, the said mortgagor in hand and truly paid by the said mortgagee at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released,

IT IS UNDERSTOOD AND AGREED THAT THIS MORTGAGE IS A FIRST LIEN AND ENCUMBRANCE ON THE PROPERTY DESCRIBED HEREIN.

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