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DONNIE S. TANKERSLEY

State of South Carolina, R.H.C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COFFEE ST. REALTY CO., a South Carolina corporation,

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor ~~Coffee St. Realty Co., a South Carolina corporation~~

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of One Hundred Ten Thousand and No/100

(\$ 110,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of ten (10%) per centum per annum, said principal and interest being payable in one hundred eighty instalments as follows:

Beginning on the 1st day of July, 1975, and on the 1st day of month of each year thereafter the sum of \$1,182.50

to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 1990, and the balance of said principal and interest to be due and payable on the 1st day of June, 1990; the aforesaid 180 monthly payments of \$1,182.50

each are to be applied first to interest at the rate of ten (10%) per centum per annum on the principal sum of \$110,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each \$1,182.50 payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of nine (9%) per centum 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

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being at the northeastern corner of the intersection of North Spring Street and East Coffee Street in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Property of Coffee St. Realty Co., et al" dated May, 1975, by Dalton & Neves Co., Engineers, recorded in the Greenville County RMC Office in Plat Book 5-J, Page 40:

BEGINNING at an old iron pin located at the point of intersection of the northern right-of-way of East Coffee Street and the eastern right-of-way of North Spring Street and running thence with the eastern right-of-way of North Spring Street, N. 21-19 E. 83 feet to a point; thence leaving said street right-of-way and running S. 69-14 E. 30 feet to a point; thence running S. 21-19 W. 83 feet to a point on the northern right-of-way of East Coffee Street; thence with the northern right-of-way of East Coffee Street, N. 69-14 W. 30 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land, situate, lying and being on the northern side of East Coffee Street in the City of Greenville, Greenville County, South Carolina adjoining the above described property and having the following metes and bounds according to the above-referred to Plat:

BEGINNING at an iron pin on the northern side of East Coffee Street, which iron pin is located 102 feet from the northeastern corner of North Spring Street and East Coffee Street and running thence N. 21-00 E. 83 feet to a point; thence running N. 69-14 W. 71.55 feet to a point; thence running S. 21-19 W. 83 feet to a point on the northern right-of-way of East Coffee Street; thence with said right-of-way S. 69-14 E. 72 feet to the point of beginning. This property is subject to the lien of a purchase money mortgage given by Coffee St. Realty Co. to Evelyn Bowen Mims Ford