

CORPORATE MORTGAGE OF REAL ESTATE
P. O. Box 789
Greenville, South Carolina 29602

FILED
GREENVILLE CO. S.C.

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DONNIE S. TANKERSLEY
R.M.C.

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Textile Hall Corporation

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Textile Hall 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 Thirty Five Thousand Dollars and NO/100----

(\$135,000.00 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 Nine and Three Quarters (9 3/4%) per centum per annum, said principal and interest being payable in Quarterly instalments as follows:

Beginning on the 1 day of April, 1977, and on the 1st day of July
October, January & April of each year thereafter the sum of \$ 4,306.00

to be applied on the interest and principal of said note, said payments to continue up to and including the 1 day of October, 1991, and the balance of said principal and interest to be due and payable on the 1 day of January, 1992, the aforesaid Quarterly payments of \$ 4,306.00

each are to be applied first to interest at the rate of Nine and Three Quarters (9 3/4%) per centum per annum on the principal sum of \$ 135,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each Quarterly 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 seven (7%) 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 parcel or lot of land with the buildings and improvements thereon, situate on the North side of West Washington Street; on the West side of North Academy Street and on the South side of Hampton Avenue, in the City of Greenville, in Greenville County, S.C., and having, according to a survey made by Dalton & Neves Engineers, January 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of West Washington Street at corner of property now or formerly of Saint Mary's Catholic Church; thence along the line of said church property, N. 24-39 E. 345.5 feet to an iron pin; thence S. 65-15 E. 37.6 feet to an iron pin; thence still with said church property line, N. 29-16 E. 193.5 feet to an iron pin on the South side of Hampton Avenue; thence along Hampton Avenue, S. 47-46 E. 249 feet to an iron pin; thence with the curve of Hampton Avenue and North Academy Street (the chord being S. 7-22 E. 24.2 feet) to an iron pin on the West side of North Academy Street; thence along North Academy Street, S. 19-33 W. 63.4 feet to an iron pin; thence still along North Academy Street, S. 23-40 W. 75.3 feet to an iron pin; thence along the line of property now or formerly of L. R. Duncan, N. 69-32 W. 120.3 feet to an iron pin; thence S. 25-19 W. 161 feet to an iron pin; thence S. 71-05 E. 63.8 feet to an iron pin; thence S. 25-40 W. 49.6 feet to an iron pin; thence N. 70-48 W. 21.2 feet to an iron pin; thence S. 26-23 W. 87 feet to an iron pin on the North side of West Washington Street; thence along the North side of West Washington Street, N. 65-17 W. 231.3 feet to the beginning corner.

S. O. T. R. O. L. L.

C. W.

S. V. O. S.

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