

JUN 15 1 30 PM '77

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE
June 14, 1977

TO ALL WHOM THESE PRESENTS MAY COME

BLUE RIDGE CORPORATION

of the county and state aforesaid,

SEND GREETINGS:

WHEREAS, Blue Ridge Corporation is indebted in and by a certain note of even date herewith for the principal sum of Five Hundred and Fifty Thousand and NO/100 (\$550,000.00) Dollars, bearing interest at the rate of 9-3/8% per annum from date thereof until maturity, said note being payable to the order of The Life Insurance Company of Virginia, a Virginia corporation, at Richmond, Virginia, hereinafter called "Mortgagee", said principal and interest being payable as follows:

Interest only from date at the rate of 9-3/8% per annum shall be due and payable on the 1st day of the 1st month following the date hereof; thereafter, the indebtedness shall be payable in 240 consecutive monthly installments until the note shall be paid in full in accordance with its terms, with the first said installment being due on the 1st day of the second month following execution of this mortgage, and the remaining installments being due on the 1st day of each and every month thereafter, the first 239 installments to be for Five Thousand Eighty-Two and No/100 (\$5,082.00) Dollars each and the final installment to be for the remaining balance of principal plus accrued interest thereon.

All installments of principal and interest are payable in lawful money of the United States of America which shall be legal tender in payment of all debts and dues, public and private at time of payment and in the event default is made in the payment of any installment or installments or any part thereof or otherwise as therein provided, a late charge shall be imposed as provided therein.

NOW KNOW ALL MEN, That Blue Ridge Corporation, the maker of said note, herein called the "mortgagor", in consideration of the said Debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and for better securing the truth and validity of the representations made in such note and the faithful observance and performance of the covenants herein contained and contained in any other instrument securing said note, to the said mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents does grant, bargain, sell and release, unto the said mortgagee, the following property situated in the county of Greenville, city or town of Mauldin, state of South Carolina, to-wit:

See Exhibit "A" attached hereto.

Together with all and singular the rights, privileges, easements, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining; also, all electric wiring, heating, plumbing and heating fixtures and

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