

MORTGAGE NOTE

BOOK 1406 PAGE 357

Exhibit A

\$ 475,000.00

Greenville South Carolina
December 6, 1973

FOR VALUE RECEIVED, the undersigned promise(s) to pay to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON

or order, in lawful money of the United States, the principal sum of Four Hundred Seventy-Five Thousand and No/100 Dollars (\$ 475,000.00) with interest from the date hereof at the rate of three & one-half per centum (3-1/2) per annum on the unpaid balance until paid. The said principal and interest shall be payable at the office of THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON in Greenville, or at such other place as the holder hereof may designate in writing. ** plus the prime interest rate as determined by the South Carolina National Bank as it varies from time to time based on a 360 day year for the actual number of days elapsed.

Interest shall be paid quarterly, the first interest payment being due three (3) months from the date hereof and the principal shall be repaid in five (5) semi-annual installments as follows:

- 1st installment of \$90,000 due at the end of 12 months from date
- 2nd installment of \$80,000 due at the end of 18 months from date
- 3rd installment of \$80,000 due at the end of 24 months from date
- 4th installment of \$80,000 due at the end of 30 months from date
- 5th installment of \$ 145,000 due at the end of 36 months from date

This note is secured by a mortgage of even date given by the undersigned on certain property described therein in the same principal amount as stated herein.

In the event default is made in the payment of any installment or installments or any part thereof as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of twelve (12%) per centum per annum.

If there shall be any deficiency in the payment of any sum payable hereunder, or any part hereof, or in the case of failure to keep or perform any of the terms, covenants, conditions or agreements contained in said mortgage, then at any time during the continuance of any such default or failure, the entire principal sum and the accrued interest shall at once become due and payable without notice, at the option of the holder of this note. Failure to exercise this option shall not constitute a waiver of the rights to exercise the same in the event of any subsequent default. In the event of default in the payment of this note, and if it is placed in the hands of an attorney at law for collection, the undersigned hereby agree(s) to pay all costs of collection, including a reasonable attorney's fee.

The undersigned hereby waives presentment, demand, notice of nonpayment and protest, and agrees that no extension of time of payment or partial payment before, at or after maturity without notice, nor any change which may hereafter be made in any of the terms hereof or of said mortgage shall relieve any of the undersigned from liability hereunder. No release of any of the undersigned shall release any other maker or endorser hereof.

Anything herein contained to the contrary notwithstanding, the undersigned does not agree and shall not be obligated to pay any amount which would render this obligation usurious.

The word "undersigned" as used herein shall be considered to mean and include all makers and endorsers hereof. Words used in the singular herein shall include the plural, as the context may require, and if this note is executed by two or more parties, the obligations and liabilities hereunder of such parties shall be joint and several.

The following prepayment privilege is reserved:

Riverdown

Given under the hand and seal of each party.

SOUTHLAND PROPERTIES, INC. (SEAL)

By: R. Gerald Rye (SEAL)
President and Secretary

R. Gerald Rye (SEAL)
R. Gerald Rye

Patsy W. Rye (SEAL)
Patsy W. Rye

*Line #5
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