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1700 Franklin Ave. N.E.
225 Franklin St. N.E.
STATE OF GEORGIA
Atlanta, Ga. 30303
COUNTY OF GREENE



BOOK 1445 PAGE 292

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANCIS E. MILLER
of the County of Greenville, State of South Carolina
send greetings:

WHEREAS, the said FRANCIS E. MILLER
herein called the "Mortgagor", is justly indebted to CROSS-FIT PRODUCTS INC.
CROSS-FIT PRODUCTS INC., herein called the "Mortgagee",
in the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100THS
DOLLARS (\$150,000.00 --), and has given its certain promissory note therefor
bearing even date herewith, whereby it has promised to pay to the Mortgagee the
sum of \$150,000.00 --, as follows: with interest at the rate of twelve
percent (12%) per annum, in lawful money of the United States which shall be
legal tender in payment of all debts and dues, public and private, at the time
of payment, said principal and interest to be paid as follows:

(a) Payments of all accrued interest on the outstanding principal balance
shall be due and payable on July 1, 1979 and December 31, 1979;

(b) Payments of principal in the amount of \$25,000.00 each, plus all accrued
and unpaid interest, shall be due and payable July 1, 1980; December 31, 1980;
July 1, 1981; December 31, 1981; July 1, 1982; and December 31, 1982.

It being hereby expressly agreed that upon default in the payment of any
one of said notes or of the interest thereon or of insurance premiums, taxes
or assessments, or in the performance of any of the requirements herein contained
as to taxes or insurance, or of any of the other conditions hereof, the Mortgagee
shall have the right to declare the entire amount of the principal debt to be
immediately due, and to proceed, without notice, to enforce the collection of same,
together with interest, 10% attorneys' fees for collection and a reasonable attor-
neys' fee for any litigation concerning the debt, and all other amounts secured
hereby.

NOW KNOW ALL MEN, that the Mortgagor, for the better securing the payment of
the sum of money evidenced by the note above mentioned, with interest thereon, and
all other sums mentioned therein, to the Mortgagee, and also in consideration of
the further sum of \$3.00 to the Mortgagor, in hand well and truly paid by the
Mortgagee, at and before the sealing and delivery 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 Mortgagee, its heirs
and assigns, All that certain piece, parcel or lot of land situate, lying and being
in Greenville County, South Carolina, together with all and singular the rights,
members, hereditaments and appurtenances, to the said premises belonging or in
anywise belonging or appertaining, as more particularly described on Exhibit "A".

To have and to hold all and singular the said premises unto the Mortgagee,
its heirs and assigns forever.

And the Mortgagor does hereby bind himself to warrant and forever defend in
all and singular the said premises unto the Mortgagee from and against himself and
all other persons lawfully claiming or to claim the same or any part thereof.

Provided, always, that if the Mortgagor shall pay unto the Mortgagee the sum
of money evidenced by the note herein mentioned, and the interest thereon, and the
taxes, insurance premiums and other amounts herein mentioned, at the time and in
the manner specified in the note and herein, then these presents and the estate
hereby granted shall cease, determine and be void.

JEM

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STATE TAX RECEIPTS 60

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