

FILED
GREENVILLE CO. S. C.

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LONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA)

PURCHASE MONEY MORTGAGE

COUNTY OF GREENVILLE)

WHEREAS, Greeber Limited Partnership, a Limited Partnership organized under the laws of the State of South Carolina, hereinafter referred to as "Mortgagor", is well and truly indebted to T. Walter Brashier and TTT Enterprises, hereinafter together referred to as "Mortgagee", in the full and just sum of Eight Million, Eighty-One Thousand Forty-Seven and 39/100 (\$8,081,047.39) Dollars in and by those certain Purchase Money Notes executed in writing of even date herewith, with interest thereon at the rate of 9 1/4% per annum, principal and interest to be repaid as follows: interest to be paid in advance for a period of two (2) years beginning on January 1, 1979; thereafter principal and interest to be amortized on a thirty (30) year basis, beginning on the first day of the first month following the second anniversary date of said Note, with a final payment equal to the total outstanding principal balance and all accrued interest due and payable on the first day of the first month following the twentieth anniversary of each Note. Any payment of interest or principal, if unpaid when due, shall bear interest at the same rate as principal until paid, and Mortgagor has further promised and agreed to pay a reasonable amount for attorney's fees if said Note be collected by an attorney or through legal proceedings of any kind.

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, according to the terms of the said Note, and also in consideration of the further sum of One (\$1.00) Dollar, to it in hand well and truly paid 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 do grant, bargain, sell and release unto the said Mortgagee all these tracts or parcels of land situate in Greenville County, South Carolina, and more particularly described on Exhibit "A" attached hereto and made a part hereof;

TOGETHER with all and singular the improvements, rights, hereditaments and appurtenances to the said premises belonging, or in any-wise incident or appertaining thereto, including rentals received or to be received with respect to leases or any portion of the premises or improvements constructed on the premises;

TO HAVE AND TO HOLD, all and singular the said premises unto the said Mortgagee, his heirs and assigns forever;

And Mortgagor hereby binds itself, its successors and assigns forever to warrant and forever defend all and singular the said premises unto the said Mortgagee, his heirs and assigns, from and against Mortgagor, its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

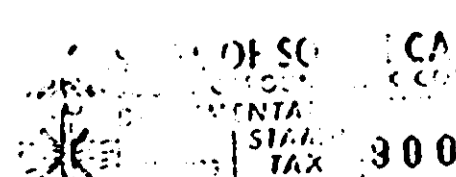
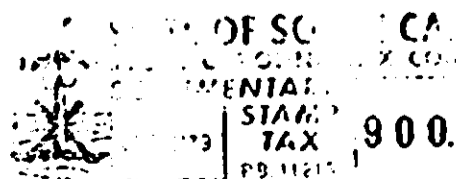
PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor does and shall well and truly pay, or cause to be paid unto the said Mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said Note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the Mortgagor shall hold and enjoy the said premises until default of payment shall be made.

The Mortgagor covenants and agrees as follows:

(1) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards

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