

Oct 30 4 43 PM '74

DENNIE S. TALKERSLEY
R.M.C.

BOOK 1330 PAGE 515

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jural Limited Partnersbip

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor

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 Six Hundred Thirty-five Thousand (\$ 635,000) DOLLARS, to be paid at its Home Office in Greenville, S. C., as follows:

Interest only at the rate of thirteen percent (13%) per annum payable semi-annually on June 30, 1974, and December 31, 1975; thereafter payable in 180 consecutive equal monthly payments of \$6,235.70 per month beginning on the first day of February, 1976, and continuing on the first day of each month thereafter; any unpaid balance shall be paid in full on the first day of January, 1991, said monthly payments shall be applied first to interest at the rate of 10 1/4 percent per annum and the balance shall be applied in reduction 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

-tract I

ALL that certain piece, parcel or trace of land on the southern side of East Camperdown Way in the City and County of Greenville, State of South Carolina, as shown on Plat entitled Survey For The Citizens and Southern National Bank dated September 2, 1960, prepared by Piedmont Engineering Services recorded in the Office of the RMC for Greenville County in Plat Book XX at Page 17 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the south side of said Camperdown Way at corner of property now or formerly owned by W. H. B. Simpson; and running thence along the Simpson line south 10-25 E. 189.4 feet, more or less, to a point on the northerly bank of the Reedy River; thence turning and running in a westerly and then northerly direction along Reedy River as the line to the point where the easterly edge of said river passes beneath the center line of the bridge (traverse line being as follows: N. 72-51 W. 196.0 feet; S. 77-58 W. 51.7 feet; N. 84-09 W. 47.0 feet; N. 12-02 W. 68.5 feet; N. 0-42 E. 114.6 to a point on the center of said bridge); thence turning and running along the center of said bridge and along said Camperdown Way a curve, the chord of which is S. 85-09 E. 90.8 feet to a point; thence continuing along the center of said Camperdown Way, S. 88-52 E. 162.1 feet to a point; thence turning and running S. 10-25 E. 35.7 feet to a point on the south side of said Camperdown Way, the point of beginning

The foregoing property is subject to the right-of-way of the South Carolina Highway Department as shown on said plat.

AND