

FILED
GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE—Office of David H. Gold & Thomason, Attorneys at Law, Greenville, S. C.

SEP 10 9 19 AM '69

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Caper House, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Citizens & Southern National Bank of South Carolina (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

One hundred thirty thousand and 00/100----- DOLLARS (\$130,000.00), with interest thereon from date at the rate of 8½ per centum per annum, said principal and interest to be repaid:

on or before one year from date with interest at the rate of 8½% to be paid semi-annually

THE PRESIDENT IS THE SOLE OFFICER REQUIRED TO SIGN THIS MORTGAGE.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$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 successors and assigns: "All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of Augusta Road, in the City of Greenville, shown on plat made by Piedmont Engineering Service on August 19, 1949, recorded in Plat Book III at page 81, and according to said plat and a survey by Dalton and Neves, in August, 1967, is described as follows:

BEGINNING at an iron pin on the northeastern side of Augusta Road, 185.3 feet northwest from Oregon Street, and running thence with the northeastern side of said Road, N 55-56 W 121.5 feet to an iron pin; thence N 53-54 E 241.03 feet to iron pin; thence S 41-28 E 47.5 feet to iron pin; thence S 35-44 W 215 feet to the beginning corner.

This being the same property conveyed by deed recorded in Deed Book 831 at page 333.

ALSO, all that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the north side of Cleveland Street as shown on plat of property prepared for Star Enterprises, Inc., by Jones Engineering Service dated January 3, 1969, recorded in the office of the RMC for Greenville County in Plat Book 4-A at page 29 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Cleveland Street, joint corner of property herein conveyed and property heretofore conveyed by grantor to Shell Oil Company (Deed Book 765, page 307) and running thence along the line of said property of Shell Oil Company, N 6-50 W 150 feet to a point in line of property of Shell Oil Company and other property of grantor; thence along the line of other property of grantor, S 78-06 W 65 feet to a point; thence still along the line of other property of grantor, S 6-50 E 150 feet to a point on the north side of (DESCRIPTION CONTINUED)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

PAID AND FULLY SATISFIED

THIS MORTGAGE