

MAY 31 3-11 PM '71

OLLIE FARNSWORTH
R.M.C.

BOOK 1193 PAGE 170

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WESTERN FAMILY STEAKHOUSES, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Two hundred one thousand seven hundred fifty and no/100 ----- DOLLARS (\$201,750.00), with interest thereon at the rate of eight (8) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement; in writing, the final maturity of which is ten years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, being a portion of the property known as Lot 4 shown on plat entitled "Lula B. Green", recorded in Plat Book B at page 112, and being described by plat of recent survey as property of Western Family Steakhouses, Inc., according to plat recorded in Plat Book 4K at page 21, in the RMC Office for Greenville County. According to said plat the property is more fully described as follows:

BEGINNING at an iron pin on the Northwestern side of Wade Hampton Blvd. at the joint front corner of property described herewith and property now or formerly owned by Freeman, and running thence along Wade Hampton Blvd S 43-0 W 130.0 feet to an iron pin; thence N 47-0 W 350.0 to an iron pin; thence N 43-0 E 130.0 feet to an iron pin; in the line of property now or formerly of Freeman S 47-0 E 350.0 to an iron pin, the point of beginning:

The above described tract is the same as conveyed to Mortgagor by deed to be recorded on even date.

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.