

FILED  
GREENVILLE CO. S. C.

BOOK 1213 PAGE 475

P. I. C. LOAN NUMBER  
5-157-124

NOV 18 3 25 PM '71  
OLLIE FARNSWORTH  
R.M.C.

State of South Carolina, } ss.  
COUNTY OF GREENVILLE

THIS MORTGAGE, made the 18th day of October, 1971, between  
J. E. FONTAINE & F. TOWERS RICE, PARTNERS DOING BUSINESS AS CHICK-  
HAMPTON CO.

of the County of Greenville, State of South Carolina, hereinafter called Mortgagor, and  
THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, having its principal office in  
Newark, New Jersey, hereinafter called Mortgagee.

WHEREAS, Mortgagor is indebted to Mortgagee for money loaned, to secure the payment of which Mortgagor has ex-  
ecuted and delivered to Mortgagee a note of even date herewith, in the principal sum of Six Hundred Thousand  
and No/100----- Dollars (\$600,000.00 ),

payable to the order of Mortgagee at its aforesaid principal office or at such other place as the holder thereof may designate  
in writing, said principal sum being payable as set forth in said note with interest at the rate set forth therein, the balance  
of said principal sum with interest thereon maturing and being due and payable on the first day of July,  
19 93, to which note reference is hereby made.

NOW, THEREFORE, Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of  
Three Dollars to him in hand paid by Mortgagee, receipt whereof is hereby acknowledged, and for the purpose of securing  
(1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the perform-  
ance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell  
and release to Mortgagee, its successors and assigns, the following described real estate situated in the City  
of Greenville, Greenville County, South Carolina:

situate, lying and being on the Western side of Chick Springs Road near  
the intersection thereof with Wade Hampton Boulevard, containing 2.53 acres,  
more or less, with buildings and improvements now or hereafter constructed  
thereon, being shown and designated as Tracts Nos. A and B on a Plat of  
the Property of CHICK HAMPTON CO., made by Alex A. Moss, Surveyor, dated  
July 31, 1971, and recorded in the RMC Office for Greenville County, South  
Carolina, in Plat Book 4L, page 67, and having according to said plat, the  
following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Chick Springs Road, said  
iron pin being located N. 33-13 W., 150 feet and N. 32-41 W., 24.7 feet  
from an iron pin at the Northwestern corner of the intersection of Wade  
Hampton Boulevard and Chick Springs Road, and running thence S. 66-18 W.,  
307.7 feet to a point in or near the center of Richland Creek (iron pin  
being located N. 66-18 E., 20 feet back from Richland Creek); thence with  
the center line of Richland Creek as the line and following the meanders  
thereof, the traverse line being N. 15-22 W., 471.5 feet to a point in or  
near the center line of Richland Creek (iron pin being located S. 74-05 E.,  
20 feet back from Richland Creek); thence S. 74-05 E., 20 feet to an old  
iron pin; thence S. 74-05 E., 58.6 feet to an old iron pin; thence N. 51-  
23 E., 97.9 feet to an old iron pin on the Western side of Chick Springs  
Road; thence along the Western side of Chick Springs Road, S. 38-37 E.,  
137.4 feet to an old iron pin; thence continuing along the Western side  
of Chick Springs Road, S. 32-41 E., 312.6 feet to an iron pin, the point  
of beginning.

The Mortgagors covenant to maintain an asphalt or paved area within the  
above described property containing a minimum of 38,000 square feet of  
space to be utilized for parking, ingress, egress and common access areas  
and which total area shall contain not less than 150 marked parking spaces.  
Mortgagors without the prior written consent of the Mortgagee are expressly  
prohibited from constructing any buildings or other structures, and from  
constructing any additions to existing buildings or structures within the  
38,000 square feet of space hereinabove mentioned, which said building,  
structures or additions are not shown on a plat of survey approved by  
the Mortgagee.

The Mortgagors agree to keep proper records and books of account in accordance  
with sound accounting principles and to deliver to the Mortgagee within 90  
days after the close of their fiscal year a statement of annual income and  
expenses for the operation of the mortgaged premises, said statement shall  
be certified by a Certified Public Accountant satisfactory to the Mortgagee  
and shall include such information as the Mortgagee may reasonably need and  
request to compute the other and additional interest payable under the terms

(continued on Page 4 hereof)