

ALL that parcel or tract of land lying and being situated at the Northwestern corner formed by the intersection of right of ways of N. Pleasantburg Drive and Fisher Drive in the City of Greenville, County of Greenville, State of South Carolina and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the Northern right of way of Fisher Drive with the Western right of way of N. Pleasantburg Drive (S.R. No. 291), thence running N. 9° 04' W. a distance of 175 feet to a point while following the western right of way of N. Pleasantburg Drive; thence running S. 81° 00' W. a distance of 240 feet to a point; thence running S. 9° 04' E. a distance of 175 feet to a point on the Northern right of way of Fisher Drive; thence running N. 81° 00' E. and following the said right of way, a distance of 240 feet to a point; said point also being known as the Point of Beginning. Containing 42,000 square feet. Being a portion of property conveyed to Mortgagor by deed of R. T. Pickelsimer, Deed Book 934, Page 472, 7/1/71; and por. Lot 33 from Cecil C. & Betty C. Hart, Book 963/593 12/29/72. Said property being subject to a driveway easement of 20 feet in width, running in a north-south Direction through the rear portion of said property. Description for 20 foot driveway easement as follows:

BEGINNING at a point on the northern right of way of Fisher Drive, S. 81° 00' W. a distance of 200 feet from a point formed by the intersection of the northern right of way of Fisher Drive with the western right of way of N. Pleasantburg Drive, thence running N. 9° 04' W. a distance of 175 feet to a point; thence running S. 81° 00' W. a distance of 20 feet to a point; thence running S. 9° 04' E. a distance of 175 feet to a point on the northern right of way of Fisher Drive; thence running with said right of way N. 81° 00' E. a distance of 20 feet to the Point of Beginning.

TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises, and also together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise included or appertaining.

TOGETHER with all rents, issues and profits thereof, all buildings and improvements now or hereafter erected or placed thereon, and also all chattels, fixtures, furniture, furnishings, equipment, restaurant machines, dispensers and apparatus now or hereafter attached or used in connection therewith, whether the same have or would become part of the realty by attachment thereto, including but not limited to all such items located in and used in connection with the lobby, cashier counter, kitchen, freezer, disposal, office, storage, lunch counter, dining room, restaurant, function rooms, and all other furniture, furnishings and equipment used now or hereafter by the Mortgagor in the operation of the premises, and the replacements thereof, and owned by the Mortgagor, now or hereafter, all of which shall be considered part of the mortgaged premises.

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Excepted from the lien created herein is any and all property owned by the Lessee, Sambo's, Inc., which is presently located on the premises or hereafter placed on the premises.

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