

ma

GRANT FILED

When recorded, Mail to: This Instrument Prepared by:

DEAN Rennell
 Dept #213 First Interstate Bank
 PO Box 20531
 Phoenix, AZ 85036

Streich, Lang, Weeks & Cardon, P.A.
 Attorneys at Law
 P.O. Box 471
 Phoenix, Arizona 85001

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

GARCIA'S OF SCOTTSDALE, INC., a Delaware corporation, is hereinafter called Mortgagor. FIRST INTERSTATE BANK OF ARIZONA, N.A. is hereinafter called Mortgagee.

This Mortgage is made this 10 day of January, 1983.

That Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers and mortgages to Mortgagee, its successors and assigns, forever, all that property in the County of Greenville, State of South Carolina, described on Schedule "A" attached hereto and by this reference incorporated herein;

TOGETHER WITH all buildings and improvements now placed as well as those hereafter to be placed both thereon and therein, all rents, issues and profits thereof, all rights and privileges appurtenant as well as to become appurtenant to said real property, all appurtenances, easements, reversions, remainders, water and water rights and water right applications, pumps and pumping plants, pipes, flumes and ditches thereunto appertaining, all rights to the use of water as well as all rights in ditches for the irrigation of said real property, all shares of stock evidencing such rights or any of them, and all fixtures belonging to the Mortgagor or at any time hereafter attached to or used in any way in connection with the use, operation and occupancy of the above described real property, buildings and improvements and any of them, including, without in any manner limiting the generality of the foregoing, all machinery, equipment, materials, appliances and fixtures for generating or distributing air, water, heat, electricity, light, fuel, refrigeration, for ventilating, cooling or sanitary purposes, for the exclusion of vermin or insects, for the removal of dust, refuse or garbage, all wall safes, engines, machinery, boilers, furnaces, oil burners, coolers, refrigeration plants, motors, cabinets, shelving, lockers, partitions, doors, vaults, elevators, sprinkling systems, irrigating systems, awnings, window shades, venetian blinds, light fixtures, fire hose, fire brackets, fire boxes, fire sprinklers, alarm systems, drapery rods, brackets, screens, floor tile, linoleum, carpets, plumbing, water systems and power systems, incinerators, communication systems and all of Mortgagor's interest in all appliances, built-in furniture and bars, walk-in refrigerator boxes and deep freeze cabinets, steam tables, dishwashers, bake ovens, set-up tables, kitchen ranges and any and all other heavy kitchen equipment installations and all other and further installations and appliances attached to the premises, all of said items, whether now or hereafter to be installed, being hereby declared to be for all purposes of this instrument a part of the realty;

023

SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DEPARTMENT OF REVENUE
 RECEIVED
 JAN 11 1983

4328 RV-21