

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C.
STATE OF SOUTH CAROLINA **DEC 27 4 34 PM 1967** BOOK **1080** PAGE **383**

COUNTY OF Greenville **OLLIE F. HENSWORTH R.M.C.**
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Wade Hampton Shopping Center, Inc.**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Peoples National Bank**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note ~~of record date hereon~~ the terms of which are incorporated herein by reference, in the sum of **Two Hundred Thirty-one Thousand and No/100**-----
-----Dollars (**\$ 231, 000. 00**) due and payable on demand

with interest ~~thereon~~ ~~at the rate of~~ ~~per annum~~ ~~to be paid~~

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, City of Greenville on the Southeastern side of Wade Hampton Boulevard (U. S. Highway 29) and on the Southwestern side of Karen Drive and on the Northeastern side of Batesview Drive in the City of Greenville, having according to a survey made by Dalton & Neves, Engineers, September, 1960, with additions made April, 1962, the following metes and bounds, to wit: Beginning at an iron pin on the Southeastern side of Wade Hampton Boulevard, said pin being at the point where the Southeastern side of Wade Hampton Boulevard intersects with the Southwestern side of Karen Drive, and running thence along the Southeastern side of Wade Hampton Boulevard S52-30W 779.1 feet to an iron pin; thence S37-30E 340.9 feet to an iron pin; thence S52-30W 249.7 feet to an iron pin on the Northeastern side of Batesview Drive; thence along Batesview Drive S22-05E 50 feet to an iron pin; thence continuing along Batesview Drive S17-27E 109.3 feet to an iron pin; thence S78-00E 296.2 feet to an iron pin; thence N19-50W 90 feet to an iron pin; thence N57-15E 206.1 feet to an iron pin; thence S36-30E 60.8 feet to an iron pin; thence N49-15E 400.2 feet to an iron pin; thence S79-55E 69.8 feet to an iron pin; thence N53-41E 132.6 feet to an iron pin on the Southwestern side of Karen Drive; thence along the Southwestern side of Karen Drive N37-30W 645.6 feet to the point of beginning.

This mortgage is junior in lien to those certain mortgages to First Federal Savings & Loan Association of Greenville dated January 21, 1964, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 946 at Page 392, and dated January 8, 1965, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 983 at Page 360.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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FOR SATISFACTION TO THE MORTGAGEE SEE
SATISFACTION BOOK *67* PAGE *383*