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MORTGAGE OF REAL ESTATE—OFFICE OF THE REGISTER OF DEEDS, Greenville, S. C. R.H.C.

BOOK 1318 PAGE 767

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

-----ROYAL SCOTSMAN INNS CORPORATION-----  
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Joel H. Montgomery of Sikeston, Missouri (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Hundred Thousand & No/100----- DOLLARS (\$600,000.00 ) with interest thereon from date at the rate of 10 per centum per annum, said principal and interest to be repaid as follows:

Interest on the outstanding principal sum shall be payable quarterly, and all principal and accrued interest shall be due and payable on or before two years from the date hereof.

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 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, near the intersection of Pine Creek Drive and an access road for Interstate Highway 85, near the intersection of Interstate Highway 85 and Augusta Road (U. S. Highway No. 25), as shown and designated on plat entitled "Property of Scottish Inns of America, Inc. and Scottish Inns International, Inc.", prepared by Campbell and Clarkson, June 3, 1971, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeasterly side of Pine Creek Drive, joint front corner of the property described herein and property formerly of Sans Souci Housing, Inc., and running thence along the line of said property, N. 81-06 E. 358.1 feet to an iron pin on the westerly edge of the Interstate Highway 85 access road; and running thence along the curve of said access road, the chords of which are: N. 04-18 E. 49.8 feet; N. 18-47 E. 74.5 feet; N. 11-02 E. 25.2 feet; thence continuing along the westerly edge of said access road N. 5-03 W. 107.6 feet to an iron pin; thence N. 73-29 W. 69.7 feet to an iron pin; thence N. 87-38 W. 501.3 feet to an iron pin; thence S. 24-20 W. 182.6 feet to an iron pin along the northeasterly edge of Pine Creek Drive; thence along the edge of Pine Creek Drive, S. 55-41 E. 322.2 feet to the beginning corner.

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.

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