

MORTGAGE OF REAL ESTATE-Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C. 1320 1320
GREENVILLE CO. S. C. 11 02 AM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CAPER HOUSE, INC.

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Citizens and Southern National Bank of South Carolina (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 One Hundred Ten Thousand and No/100----- DOLLARS (\$ 110,000.00--)

~~with interest~~ said principal and interest to be repaid as follows:

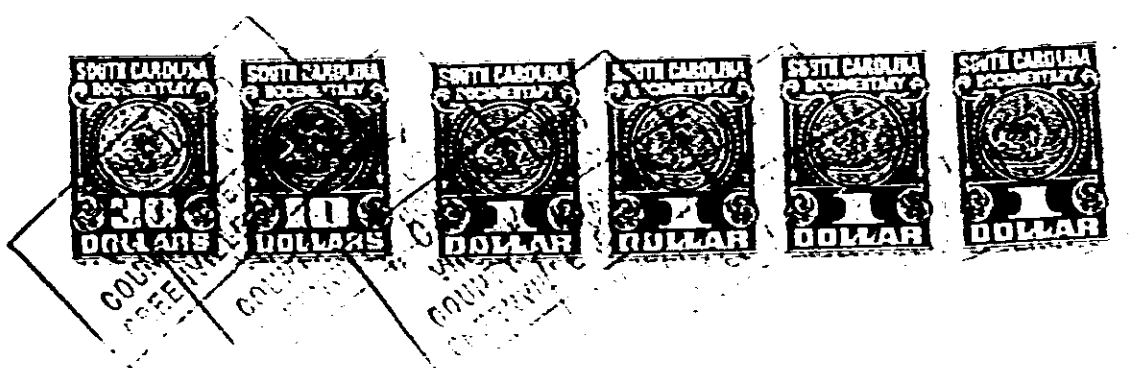
Payable 270 days from date with interest at the rate of two (2%) percent per annum over the prime rate as declared by said bank, to be adjusted and paid the 1st day of each month commencing September 1, 1974.

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 certain piece, parcel or tract of land in the City and County aforesaid containing 3.656 acres located on the westerly side of Haywood Road, near the intersection of Haywood Road and Interstate Highway #385 shown on plat of The Watson Property prepared by Piedmont Engineers and Architects, July 18, 1973, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the westerly side of Haywood Road, a joint corner of property described herein and 1.89 acre tract now or formerly owned by South Carolina National Bank of Charleston, and running thence along the westerly edge of Haywood Road, S. 6-39 E. 141.06 feet to an iron pin; thence N. 89-56 W. 199.97 feet to an iron pin; thence S. 0-09 W. 193.35 feet to an iron pin along the edge of the right-of-way of Interstate Highway #385; thence along the edge of the right-of-way of Interstate Highway #385 N. 60-03 W. 581.59 feet to an iron pin; thence N. 45-13 E. 410.57 feet to an iron pin; thence S. 6-07 E. 225 feet to an iron pin; thence S. 86-31 E. 371.05 feet to an iron pin on the westerly edge of Haywood Road, the point of beginning.



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.

024A

4328 RV-2