

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 MELVIN R. LAUNIUS, (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 Thirty Four Thousand and no/100 -----DOLLARS (\$ 34,000.00 ) with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, said principal and interest to be repaid as follows:

Payable in three (3) equal annual installments of \$11,333.33 each, beginning May 1, 1976.

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Paris Mountain Road and on the northwestern side of Greenville-Greer Highway (also known as Rutherford Road), being shown as Lots 6, 7, 8, 9 and 22 on a plat of the property of P. L. Bruce and C. O. Berry, dated February, 1939, prepared by S. C. Moon, recorded in Plat Book J at Page 54 in the R.M.C. Office for Greenville County, reference being invited to said plat for a more complete metes and bounds description.

ALSO: ALL that lot of land situate on the northwestern side of the Greenville-Greer Highway (also known as Rutherford Road) in the County of Greenville, State of South Carolina, being shown as the western portion of Lot 10 on a plat of property of P. L. Bruce and C. O. Berry, dated February, 1939, prepared by S. C. Moon and being further described as follows:

BEGINNING at an iron pin on the northwestern side of the Greenville-Greer Highway at the joint front corner of Lots 9 and 10, and running thence with Lot 9 in a northwesterly direction 200 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with Lot 22 in a northeasterly direction 30 feet to an iron pin at the corner of property conveyed to Perry E. Lindsay by deed recorded in Deed Book 595 at Page 62; thence with the Lindsay property in a southeasterly direction 200 feet to an iron pin on the northwestern side of the Greenville-Greer Highway; thence with said Highway in a southwesterly direction 30 feet to the beginning point.



GREENVILLE COUNTY

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.