

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GENERAL PROPERTIES, LTD.

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

WHEREAS, the Mortgagor is well and truly indebted unto 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

FORTY THOUSAND AND NO/100-----DOLLARS (\$40,000.00)

with interest on said principal and interest to be repaid on demand with interest as provided in said note.

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: as shown on Plat entitled "Property of Caper House, Inc.", dated February 27, 1976, prepared by Campbell & Clarkson, surveyors, recorded in the Office of the R.M.C. for Greenville County in Plat Book S-R at Page 54, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern right of way of West Butler Avenue and the property of Dwayne Earl King and running along said right of way N.67-58 E.125.0' to an iron pin;thence running S.65-08 E.34.2' to an iron pin on the western right of way of Whatley Circle;thence along right of way of Whatley Circle S.18-21 E. 175.0' to an iron pin; thence running along property of Dwayne Earl King S.67-59 W.150.0' to an iron pin;thence running along property of Dwayne Earl King N.18-21 W.200.0' to the point of beginning.

AND ALSO, all that certain piece and parcel of land between said right of way and edge of pavement of West Butler Avenue and Whatley Circle and subject to all rights of way of the South Carolina Highway Department. Beginning at an iron pin at said right of way of West Butler Avenue and property of Dwayne Earl King and running thence N.18-21 W.25.0' to edge of pavement of West Butler Avenue;thence along the edge of pavement of West Butler Avenue N. 67-59 E.140.96' to a point on the curve and at the edge of pavement of West Butler Avenue and Whatley Circle;thence S.83-55 E.20.0' to a point in the edge of pavement in the curve of West Butler Avenue and Whatley Circle;thence S.36-49 E.15.0' to a point in the edge of pavement of Whatley Circle;thence along the edge of pavement of Whatley Circle S.18-32 E.200.91' to a point on the edge of pavement of Whatley Circle;thence leaving the edge of pavement of Whatley Circle S.67-59 W.14.85' to an iron pin at right of way of Whatley Circle and property of Dwayne Earl King;thence along the right of way of Whatley Circle N.18-21 W. 175.0' to a point on right of way of Whatley Circle and West Butler Avenue;thence along the sight line of Whatley Circle and West Butler Avenue N.65-08 W. 34.2' to a point on the right of way of West Butler Avenue;thence along the right of way of West Butler Avenue S. 67-58 W. 125.0' to 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.

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