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Greenville

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GREENVILLE CO. S. C.

BOOK 1378 PAGE 615

SEP 21 4 41 PM '77

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mortgage of Real Estate

TO ALL WHOM THESE PRESENTS MAY COME

C.W.I., A PARTNERSHIP  
of the County and State aforesaid,

SEND GREETING:

WHEREAS, C.W.I., A PARTNERSHIP is indebted in and by a certain note of even date herewith for the principal sum of One Million, One Hundred, Twenty-Five Thousand and No/100-----(\$1,125,000.00) DOLLARS, bearing interest at the rate of 9 5/8 per cent per annum from date thereof until maturity, said note being payable to the order of First National Bank of South Carolina, a South Carolina corporation, at Greenville, South Carolina, hereinafter called "Mortgagee", said principal and interest being payable as follows:

in accordance with the terms of a note executed of even date herewith, said note being repayable in 300 monthly installments to commence on the first day of the second month after purchase by The Life Insurance Company of Virginia

All installments of principal and interest are payable in lawful money of the United States of America which shall be legal tender in payment of all debts and dues, public and private at time of payment and in the event default is made in the payment of any installment or installments or any part thereof or otherwise as therein provided, the unpaid principal balance thereunder shall bear interest at the rate of Nine & Five- (9 5/8%) per centum per annum.  
Eighths

NOW KNOW ALL MEN, That We, together with the maker of said note, herein collectively called the "mortgagor", in consideration of the said Debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and for better securing the truth and validity of the representations made in such note by its maker and the faithful observance and performance of the covenants herein contained and contained in any other instrument securing said note, to the said mortgagee, and also in consideration of the further sum of one dollar to said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, and sell and release, unto the said mortgagee the following property situated in the County of Greenville, City or Town of Mauldin, State of South Carolina, to-wit:

ALL that certain piece, parcel or tract of land containing 7.20 acres, more or less, situate, lying and being near the northwestern intersection of U. S. Highway 276 (Laurens Road) and Butler Avenue (State Road 107), as shown on plat entitled, "C.W.I., A Partnership", dated August 12, 1976, prepared by Erwright Associates, Inc., recorded in the RMC Office for Greenville County in Plat Book 5-R at Page 94, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of U. S. Highway 276 (Laurens Road) at the joint front corner of the premises herein described and property now or formerly of W.J.W., Inc. and running thence with the line of property now or formerly of W.J.W., Inc. S. 63-44 W. 300.03 feet to an iron pin; thence continuing with the line of property now or formerly of W.J.W., Inc. S. 21-39 E. 139.89 feet to an iron pin in the line of property now or formerly of MAG Associates; thence with the line of property now or formerly of MAG Associates S. 63-49 W. 54.40 feet to an iron pin; thence continuing with the line of property now or formerly of MAG Associates S. 26-18 E. 187.46 feet to an iron pin on the northern side of Butler Avenue (State Road 107); thence with the northern side of Butler Avenue (State Road 107) S. 63-42 W. 40.00 feet to an iron pin in the line of property now or formerly of First Piedmont Bank and Trust Co.; thence with the line of property now or formerly of First Piedmont Bank and Trust Co. the following courses and distances: N. 26-18 W. 187.54 feet to an iron pin; thence S. 63-42 W. 130.00 feet to an iron pin; thence S. 26-18 E. 187.54 feet to an iron pin on the northern side of Butler Avenue (State Road 107); thence with the northern side of Butler Avenue (State Road 107) S. 63-42 W. 258.69 feet to an iron pin in the line of property now or formerly of Kel-Mac Properties; thence with the line of property now or formerly of Kel-Mac Properties the following courses and distances: N. 26-18 W. 394.64 feet to an iron pin; thence N. 63-05 E. 30.05 feet to an iron pin; thence N. 26-41 W. 243.87 feet to an iron pin in the line of property now or formerly designated as

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