

P O Box 2450, Asheville, N. C.

MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

1660-795

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
MAY 3 10 33 AM '84
R.H.C. HERSLEY

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Robert P. Kinney, Jr.

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

WHEREAS, the Mortgagor is well and truly indebted unto **First Union National Bank**

(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 Nineteen Thousand**

and no/100----- DOLLARS (\$ 119,000.00),

with interest thereon from date at the rate of **as set forth in note** per centum per annum, said principal and interest to be repaid:

As set forth in Note of even date

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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 successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All of the mortgagor's right, title and interest, the same being a Leasehold interest created by a Lease Agreement dated December 9, 1983, Memorandum of which is recorded in Deed Book 1211 at page 806 in the RMC Office for Greenville County, S. C. in and to:

All that piece, parcel or lot of land lying in the State of South Carolina County of Greenville, shown as 0.177 acres, on plat entitled "Topographic Survey for Grease Monkey, Inc.", recorded in Plat Book 10N at page 54 and having such courses and distances as will appear by reference to said plat, together with the use of a driveway described in said lease agreement.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY-84 STAMP TAX \$ 47.60
FE 11219

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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