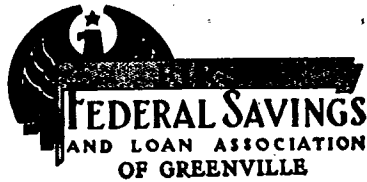


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CLERK OF COURT  
R. M. G.

# State of South Carolina

## MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Wade Hampton Shopping Center, Inc., a South Carolina Corporation with its principal place of business in Greenville, S. C., SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of One Million, Two Hundred Thousand & No/100 (\$1,200,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby) also provides \$100,000.00 to be paid three years from date and \$100,000.00 to be paid five years from date said note to be repaid with interest at the rate specified therein in installments of Ten Thousand,

One Hundred Twenty-Seven and No/100--- (\$10,127.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 15 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or <sup>tract</sup> ~~lot~~ of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeast side of Wade Hampton Boulevard (U. S. Highway No. 29) and on the Southwest side of Karen Drive, and on the Northeast side of Batesview Drive, in the City of Greenville, and having, according to a survey made by Dalton & Neves, Engineers, September, 1960, with addition made April, 1962, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southeast side of Wade Hampton Boulevard, said pin being at the point where the Southeast side of Wade Hampton Boulevard intersects with the Southwest side of Karen Drive and runs thence along the Southeast side of Wade Hampton Boulevard, S. 52-30 W., 779.1 feet to an iron pin; thence S. 37-30 E., 340.9 feet to an iron pin; thence S. 52-30 W., 249.7 feet to an iron pin on the Northeast side of Batesview Drive; thence along Batesview Drive, S. 22-05 E., 50 feet to an iron pin; thence continuing along Batesview Drive, S. 17-27 E., 109.3 feet to an iron pin; thence N. 78-00 E., 296.2 feet to an iron pin; thence N. 19-50 W., 90 feet to an iron pin; thence N. 57-15 E., 206.1 feet to an iron pin; thence S. 36-30 E. 60.8 feet to an iron pin; thence N. 49-15 E., 400.2 feet to an iron pin; thence S. 79-55 E., 69.8 feet to an iron pin; thence N. 53-41 E., 132.6 feet to an iron pin on the Southwest side of Karen Drive; thence along the Southwest side of Karen Drive, N. 37-30 W., 645.6 feet to the beginning corner and contains 12.02 acres, more or less."

The above described property appears on the County Tax Maps at Sheet 281, Block 2, Lots 4 and 139.

As additional security for the within loan, the mortgagor has executed separate conditional assignments of their interest in all of the leases affecting the above described property, which assignments are filed in the offices of the mortgagee.

REVISED 10-1-57

MITCHELL PRINTING CO.

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