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BOOK 1076 PAGE 540

OLLIE FARRISWORTH
R.M.O.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carolina Rentals, Inc. ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Sixty Thousand and No/100 -----

DOLLARS (\$ 60,000.00 -----), with interest thereon from date at the rate of Six and One-half per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

February 1, 1978 . -----

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the southern side of Rushmore Drive near the City of Greenville, in the County of Greenville, State of South Carolina and shown as the property of Burger King Corporation on a plat prepared by Piedmont Engineers and Architects August, 1967 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south right of way of way of Rushmore Drive, said iron pin being 125.0 feet from the southeasterly right of way of the intersection of Wade Hampton Blvd. (U. S. Highway 29) and Rushmore Drive, thence along the south right of way of Rushmore Drive S. 46-54 E., 135.0 feet to an iron pin, thence S. 43-06 W., 163.28 feet to an iron pin on the Shealy line, thence along said Shealy line N. 46-54 W., 150.0 feet to an iron pin at southeasterly corner of property leased to Shell Oil Company, thence along lease line of Shell Oil Company N. 43-06 E., 138.28 feet to an iron pin, thence continuing along said leased line N. 74-07 E., 29.2 feet to the beginning corner.