

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. BOOK 1176 PAGE 543
DEC 20 1971 MORTGAGE OF REAL ESTATE
TABLE WARM SWEEP PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, P & W Enterprises, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Cleone J. Bull

(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 Thirty-Five Thousand and No/100

----- Dollars (\$ 35,000.00) due and payable
Four Hundred Forty-Three and 37/100 (\$443.37) Dollars in monthly installments beginning on the 1st day of June, 1971, and Four Hundred Forty-Three and 37/100 (\$443.37) Dollars on the 1st day of each and every month thereafter until paid in full, payments to be applied first to interest and then to the principal balance remaining due from month to month

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: monthly

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, lying on the southern side of Pelham Road as is shown on a plat of property of Country Dinner Theater of Greenville, Inc. and A/E Inc. and others prepared by Campbell & Clarkson, Surveyors, dated May 5, 1967, and recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 151 and having, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Pelham Road at the corner of property now or formerly of Hoke Smith and running thence along the line of said property, S. 3-04 W. approximately 350 feet to a point; running thence along a line parallel with Pelham Road, N. 89-00 E. 185 feet to a point; running thence along a line parallel to the property line of property formerly of Hoke Smith, N. 3-04 E. 350 feet to a point on the southern side of Pelham Road; running thence along the southern side of Pelham Road, S. 89-00 W. 185 feet to the point of beginning; being a portion of the property conveyed to P & W Enterprises, Inc. by deeds of James F. Harrison and Wesley V. Harrison dated February 5, 1970 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 884 at Pages 76 and 81 respectively.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

SATISFIED AND CANCELLED OF RECORD
11 DAY OF Nov 19 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:20 O'CLOCK P M. NO. 13503

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 487