

FILED
GREENVILLE CO. S. C.
First Mortgage on Real Estate
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ryan's Family Steak House of Greenville,
a General Partnership,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN
ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Two Hundred
Thirty Five Thousand & 00/100-----DOLLARS

(\$ 235,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said
note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which
is twenty (20) years after the date hereof, unless extended by mutual consent, the terms of said note and
any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as
may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee
on other or no security:

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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its
successors and assigns.

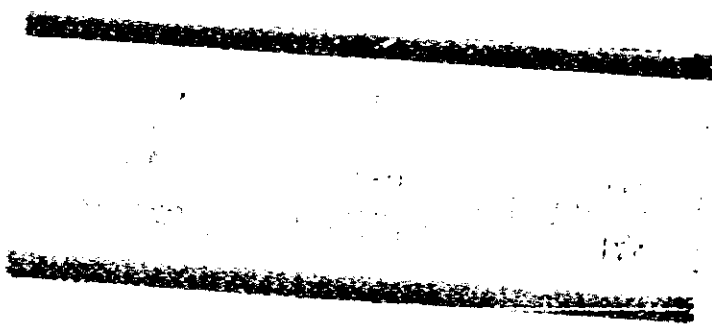
*All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon,
situate, lying and being in the State of South Carolina, County of Greenville, shown on a survey for
Alvin A. McCall, Jr., dated November 17, 1977, by Campbell & Clarkson Surveyors, Inc.,
and having, according to said survey, the following metes and bounds, to-wit:

COMMENCING at an iron pin on the southwestern side of U. S. Highway 276 (Laurens
Road), which iron pin is N. 23-57 W. approximately 847.5 feet from Kellett Drive,
and running thence with the line of property of C. D. Bishop, S. 44-50 W. 373.54
feet to a new iron pin; thence N. 50-31 W. 140.61 feet to an old iron pin; thence
along the joint line of property of E. O. Bishop, N. 44-50 E. 441 feet to an old
iron pin on the southwestern side of U. S. Highway 276 (Laurens Road); thence along
the western side of U. S. Highway 276 (Laurens Road) S. 23-57 E. 150.18 feet to
the point of beginning.

This is the same property conveyed to Mortgagor herein by Deed of C. D. Bishop,
dated December 19, 1977 and recorded in the R.M.C. Office for Greenville County
in Deed Book 1070 at Page 480, on December 20, 1977.

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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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.

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