

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: R. B. Isham and Bess K. Isham

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

WHEREAS, the Mortgagor is well and truly indebted unto First-Citizens Bank & Trust Company (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-one thousand eight hundred and 19/100ths-----

DOLLARS (\$31,018.19).

with interest thereon from date at the rate of 8.22% per centum per annum, said principal and interest to be repaid:

said principal and interest on December 29, 1978.

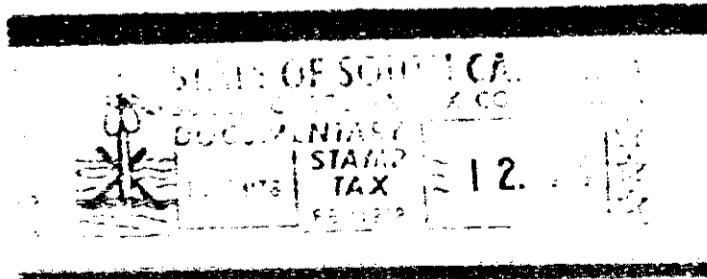
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being a portion of the property known as Lot 4 shown on plat entitled "Lula B. Green", recorded in Plat Book B at Page 112, and being described by plat of recent survey as property of Western Family Steakhouses, Inc., according to plat recorded in Plat Book 4K at Page 21, in the RMC Office for Greenville County. According to said plat the property is more fully described as follows:

BEGINNING at an iron pin on the northwestern side of Wade Hampton Blvd. at the joint front corner of property described herewith and property now or formerly owned by Freeman, and running thence along Wade Hampton Blvd. S. 43-0 W. 130.0 feet to an iron pin; thence N. 47-0 W. 350.0 to an iron pin; thence N. 43-0 E. 130.0 feet to an iron pin; in the line of property now or formerly of Freeman S. 47-0 E. 350.0 to an iron pin, the point of beginning.

DERIVATION: Deed of Western Family Steakhouses, Inc., recorded March 13, 1973 in Deed Book 969 at Page 591.



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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