

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: Richard C. Rountree

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

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Trust of South Carolina (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 Three Hundred Ten Thousand and No/100ths-----DOLLARS (\$310,000.00),

Said principal to be repaid in three (3) annual installments, the first of which shall be in the amount of \$50,000.00 due and payable on or before December 31, 1979. The second annual principal installment shall be in the amount of \$100,000.00 due and payable on or before December 31, 1980, with the final annual principal installment being due and payable in the amount of \$160,000.00 on or before December 31, 1981.

Interest on the outstanding principal balance shall be payable quarterly, (continued on back)

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:

TRACT NO. 1: ALL that certain piece, parcel or lot of land, lying and being on the southerly corner of E. Stone Avenue and Rowley Street, in the City of Greenville, South Carolina, and having, according to a survey made by Piedmont Engineers and Architects entitled "Wallace Car Wash", dated October 13, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southerly corner of the intersection of E. Stone Avenue and Rowley Street, and running thence along the southerly side of E. Stone Avenue S. 71-50 E. 110 feet to an iron pin; thence S. 20-05 W. 175 feet to an iron pin; thence N. 71-50 W. 110 feet to an iron pin on the easterly side of Rowley Street; thence along said Rowley Street N. 20-05 W. 175 feet to the intersection of said street and Stone Avenue, the point of beginning. Block Book No. 34-2-1.

Derivation: Deed of Wally's Car Wash, Inc. recorded May 17, 1973 in Deed Book 974 at Page 755.

As to the above described tract, this mortgage constitutes a lien secondary and junior to that lien evidenced by Mortgage of Richard C. Rountree to First Federal Savings & Loan Association executed May 20, 1974 in the original amount of \$90,000.00 and recorded in Mortgage Book 1311 at Page 57.

(Continued)

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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STATE OF SOUTH CAROLINA
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