

Mortgagee's mailing address: 1315 Loundes Hill Road, Greenville, S. C. 29606

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
GREENVILLE CO. S.C.
APR 16 1 06 PM 1979
DONNIE S. TANNERSLEY
R.H.C.
MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBWEI ASSOCIATES, INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

MARIGA CORPORATION

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

One Hundred Thousand and 00/100----- Dollars
(\$100,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 12½ per centum per annum, to be paid as provided for in said note; 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 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, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot #2, as shown on a plat entitled "Property of Alex Kiriakides, Jr. and John Kiriakides," prepared by Dalton and Neves, dated July, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of U. S. Highway #29 at the joint corner of Lots 1 and 2 and running down the joint line of said lots N. 46-52 W. 140 feet to an iron pin; running thence N. 43-08 E. 385.39 feet to an iron pin at the joint rear corner of Lots 2 and 3; running thence down the joint line of said lots S. 46-52 E. 140 feet to an iron pin on the northwestern side of Wade Hampton Boulevard; running thence down the northwestern side of Wade Hampton Boulevard S. 43-08 W. 135.19 feet to the point of beginning.

This being a portion of the property conveyed to Alex Kiriakides, Jr. and John Kiriakides herein by deeds of Atlas Vending Company of North Carolina, Inc., dated May 11, 1967 and May 31, 1968, which deeds are of record in the RMC Office for Greenville County in Deed Book 819, page 441 and 845, page 183.

This is a mortgage of a leasehold interest in the real estate above described, said lease being by and between the mortgagor herein and Alex and John Kiriakides.

DOCUMENTARY STAMP
APR 15 1979
PB. 11218
40.00

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.

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