

Mortgage Address: Rt 1, Box 201-7, Shavers Fork, SC 29690

VOL 1432 PAGE 883

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

APR 11 11 38 AM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS,

QOK Associates, A South Carolina Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grace H. Adams

(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

Eighteen Thousand and No/100-----Dollars (\$ 18,000.00) due and payable

\$2,000.00 on or before one year from date, \$2,000.00 on or before two years from date and the balance due on or before three years from date (subject to such negotiations or renewal as the parties may mutually agree upon), together

with interest thereon from date at the rate of ten per centum per annum, to be paid: annually

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: a 36% interest

"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

ALL that certain piece, parcel or tract of land with building and improvements thereon, lying and being just west of White Horse Road and on the southerly side of Saluda Lake Road, near the City of Greenville, S. C. and being designated as "Property of Dick Broadcasting Company, Inc." on plat dated January 4, 1968 made by Carolina Engineering & Surveying Company and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Saluda Lake Road, which pin is located 235.3 feet in a westerly direction from the southerly corner of the intersection of Saluda Lake Road and White Horse Road and also being joint corner of property now or formerly of Greer and running thence S. 38-00 E. 363.1 feet to an iron pin; thence S. 57-26 W. 356.3 feet to an iron pin; thence N. 68-45 W. 679.0 feet to an iron pin; thence N. 32-34 W. 275.8 feet to an iron pin on the southerly side of Elmhurst Road; thence along said Road, N. 55-08 E. 270 feet to intersection with Saluda Lake Road; thence with the southerly side of Saluda Lake Road, the following courses and distances: S. 70-59 E. 254.5 feet, S. 72-35 E. 100 feet, S. 76-35 E. 100 feet, S. 79-35 E. 100 feet and N. 89-50 E. 104.6 feet to an iron pin, the point of BEGINNING. Said property is the same conveyed to QOK Associates by WQOK, Inc. by deed dated April 27, 1977 and recorded in the RMC Office for Greenville County in Mortgage Book 1055 at Page 948. This is a second mortgage and is subject to a first lien in favor of First Federal Savings and Loan Association of Greenville, S. C.

APR 11 1979 1432

The Grantor hereby mortgages to the Grantee only a thirty-six (36%) per cent interest in and to the above described property.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 11 1979
R.B. 11213

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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