

First Mortgage on Real Estate

MORTGAGE

DEED BOOK 663 PAGE 119
JUL 25 4 35 PM 1964

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
IMPERIAL '400' NATIONAL, INC. and CENTRAL REALTY CORPORATION

(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 Forty-Seven Thousand Five Hundred and No/100 ----- DOLLARS (\$ 247,500.00), with interest thereon at the rate of six (6%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 15 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 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, at the northeastern corner of the intersection of East North Street and Manly Street, in the City of Greenville, and having according to plat made by Dalton and Neves, Engineers, January 1964, the following metes and bounds, to wit:

"BEGINNING at an iron pin at the corner of the intersection of East North Street and Manly Street, and running thence along the eastern side of Manly Street N. 13-00 W. 214.2 feet to pin on the southern side of Peak Street; thence with the southern side of Peak Street N. 76-47 E. 150 feet to an iron pin at the corner of other property of Central Realty Corporation; thence with line of said property S. 13-00 E. 214.42 feet to iron pin on the northern side of East North Street, as now located; thence with the northern side of said Street S. 76-52 W. 150 feet to iron pin; the beginning corner."

Said premises being all of the property conveyed to Central Realty Corporation by deeds recorded in Deed Book 671 at Page 95 and Deed Book 742 at Page 468, and a part of that conveyed to it by deed recorded in Deed Book 638 at Page 455, and the fee to the property above described is vested in Central Realty Corporation.

Imperial "400" National, Inc. is lessee under the terms and conditions contained in a lease executed by Central Realty Corporation to it, dated March 23, 1964. Central Realty Corporation and Imperial "400" National, Inc. by joining in the execution of this mortgage do hereby subordinate to it and include in it all rights either of said corporations may have by virtue of said lease.