

GREENVILLE CO. S.C.



JAN 11 4 51 PM 1965
BOOK 983 PAGE 360
OLLIE L. BARNWORTH
R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Wade Hampton Shopping Center, Inc., a South Carolina corporation with its principal place of business in Greenville, S. C., (hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

One Hundred Thousand and No/100----- (\$100,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate & 90/100

therein specified in installments of One Thousand, One Hundred Twenty-Two/ (\$1,122.90) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or tract of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeast side of Wade Hampton Boulevard (U. S. Highway No. 29) and on the Southwest side of Karen Drive, and on the Northeast side of Batesview Drive, in the City of Greenville, and having, according to a survey made by Dalton & Neves, Engineers, September, 1960, with addition made April, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Wade Hampton Boulevard, said pin being at the point where the Southeast side of Wade Hampton Boulevard intersects with the Southwest side of Karen Drive and runs thence along the Southeast side of Wade Hampton Boulevard, S. 52-30 W., 779.1 feet to an iron pin; thence S. 37-30 E., 340.9 feet to an iron pin; thence S. 52-30 W., 249.7 feet to an iron pin on the Northeast side of Batesview Drive; thence along Batesview Drive, S. 22-05 E., 50 feet to an iron pin; thence continuing along Batesview Drive, S. 17-27 E., 109.3 feet to an iron pin; thence N. 78-00 E., 296.2 feet to an iron pin; thence N. 19-50 W., 90 feet to an iron pin; thence N. 57-15 E., 206.1 feet to an iron pin; thence S. 36-30 E. 60.8 feet to an iron pin; thence N. 49-15 E., 400.2 feet to an iron pin; thence S. 79-55 E., 69.8 feet to an iron pin; thence N. 53-41 E., 132.6 feet to an iron pin on the Southwest side of Karen Drive; thence along the Southwest side of Karen Drive, N. 37-30 W., 645.6 feet to the beginning corner and contains 12.02 acres, more or less.

The above described property appears on the County Tax Maps at Sheet 281, Block 2, Lots 4 and 139.

As additional security for the within loan, the mortgagor has executed a blanket conditional assignment of their interest in all the leases affecting the above described property.

This is a second mortgage on the above described property and is subject to a prior mortgage given by the mortgagor to the mortgagee being recorded in the R. M. C. Office for Greenville County in Mortgage Book 946, at Page 392.