

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE BY A CORPORATION

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Office of Norwood & Norwood, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

LUXURY BUDGET INNS, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, LUXURY BUDGET INNS, INC.

a corporation chartered under the laws of the State of GEORGIA, is well and truly indebted

to the mortgagee in the full and just sum of ONE HUNDRED TWENTY-THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100ths (\$123,750.00)-----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable July 1, 1972. (This date will be extended to October 1, 1972 by the mortgagee if sewer installation by the city delays construction,)

with interest from date, at the rate of seven (7%)-----

percentum until paid; interest to be computed and paid at maturity,

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may see thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

WALTER S. GRIFFIN AND SALLIE CLARK HUGUENIN, their heirs and assigns:

ALL that piece, parcel or tract of land lying on the North side of U.S. Highway I-85 just West of the Laurens Road on the Southeast side of Duvall Drive (formerly Douglas Road) near the City of Greenville, Greenville County, S.C., containing 3.53 acres according to a survey of the property of T. Frank Huguenin and John T. Douglas made by Dalton & Neves, Engineers, dated December, 1959, and having, according to said survey, the following metes and bounds, to-wit: