

MORTGAGE OF REAL ESTATE BY A CORPORATION
Offices of Kendrick & Stephenson, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAY 25 11 13 AM 1960

OLLIE FARRAWORTH
R.M.C.

To All Whom These Presents May Concern:

Greenville Motel Co., Inc. (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Greenville Motel Co., Inc.

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

to the mortgagee in the full and just sum of Fifty-Five Thousand and no/100 (\$55,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable on July 20, 1960,

with interest from date, at the rate of six (6%) percentum until paid; interest to be computed and paid on 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 sue 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

Harry R. Stephenson, Jr. and William K. Stephenson, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northeasterly side of West Elford Street, in the City of Greenville, S. C., and having according to a survey of the property of Walter S. Griffin, Jr., made by Dalton & Neves, dated August, 1949, and recorded in the Office of the Register of Mesne Conveyance for Greenville County, S. C., in Plat Book 00, page 359, and to a survey of a portion of the property of Dunlap, et al., made by Dalton & Neves, dated August, 1959, unrecorded, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of West Elford Street, which pin is located 100 feet in a northwesterly direction from the northerly corner of the intersection of West Elford Street and North Main Street, and running thence N 19-01 E 136.4 feet to an iron pin; thence N 60-37 W 111.5 feet to an iron pin; thence S 20-58 E 134.7 feet to an iron pin on the northeasterly side of West Elford Street; thence along the northeasterly side of West Elford Street S 60-24 E 116.4 feet to the point of beginning.

It is understood and agreed by the parties hereto that the mortgagor has only a leasehold interest in this property and does not own the fee. This mortgage covers only the leasehold interest, plus the buildings and improvements erected thereon by the mortgagor.

*Satisfied, cancelled and
Paid in full March 21, 1961
Harry R. Stephenson, Jr.
William K. Stephenson
W.K.S.*

RECORDED AND INDEXED BY
*Ellie Farraworth
R.M.C.
12/10/60 P.O. 033270*