

MORTGAGE OF REAL ESTATE GREENVILLE COUNTY, SOUTH CAROLINA
 FILED
 GREENVILLE COUNTY, SOUTH CAROLINA
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OLLIE FARNSWORTH
 STATE OF SOUTH CAROLINA } R. M. C.
 COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: KINGROADS DEVELOPMENT CORPORATION,
 A South Carolina Corporation, and GREENVILLE PROPERTIES, INC., a North
 Carolina Corporation, (hereinafter referred to as Mortgagee) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CITY NATIONAL BANK OF CHARLOTTE, N.C.,
 A South Carolina Corporation,
 (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated hereln by reference, in the sum of -----

Nine Hundred Thousand and no/100----- DOLLARS (\$ 900,000.00),

with interest thereon from date at the rate of 9-1/2 per centum per annum, said principal and interest to be repaid:

On demand, with interest payable monthly prior to demand.

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:

"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, shown and described on a Survey for Kingroads Development Corporation by Piedmont Engineers and Architects dated April 18, 1968, revised February 3, 1970, as follows:

BEGINNING at an iron pin on the northwestern side of South Carolina Highway 291 at the joint front corner of property designated on said Plat as Shakey's Pizza, and running thence with South Carolina Highway 291, S. 12-45 W. 350 feet to an iron pin; thence S. 82-49 W. 251.3 feet to an iron pin; thence N. 13-38 W. 617.6 feet to an iron pin; thence N. 66-01 E. 158.26 feet to an iron pin; thence with line of Shakey's Pizza, S. 48-23 E. 438.53 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.