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DONNIE S. TANKERSLEY
R.H.C.

BOOK 1270 PAGE 743

REAL ESTATE MORTGAGE—South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss.

TO ALL WHOM THESE PRESENTS MAY CONCERN: McDONALD'S CORPORATION, a Delaware corporation, whose mail address is McDonald's Plaza, 2111 Enco Drive, Oak Brook, Illinois 60521, - - - - - SEND GREETING:

WHEREAS, the said McDONALD'S CORPORATION - - - - -

(hereinafter referred to as Mortgagor) in and by ONE certain note or obligation bearing even date herewith, stand indebted unto THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, an Indiana corporation, whose principal office is located in Fort Wayne, Indiana, (hereinafter referred to as Mortgagee) in the full and just sum of - - - - -

ONE HUNDRED FIFTY-ONE THOUSAND AND NO/100 - - - - - Dollars (\$151,000.00), and one-half (8-1/2%)

bearing interest from date at the rate of eight/10 per cent per annum, past-due principal and interest bearing interest at the highest rate allowed by law but not exceeding X per cent per annum, principal and interest being payable as in said note provided, the final instalment of principal and interest being due and payable on the first day of March

19 93, said note further providing that default in any payment of any instalment or principal or interest shall render the whole debt due at the option of the legal holder of said note, all as will more fully appear by reference being had to said note.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Mortgagee, according to the terms of said note; and also in consideration of the further sum of Three Dollars, 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, have granted, bargained, sold, and released, and by these presents DO GRANT, bargain, sell, and release unto the Mortgagee the following described real estate situated in the

City of Greenville County of Greenville State of South Carolina, to-wit:

All that piece, parcel or lot of land being situated on Wade Hampton Boulevard, Greenville County, South Carolina, being 150 feet in a northeasterly direction from intersection on Balfer Drive and Greenville Industrial Park, Inc., described as follows:

Beginning at an iron pin on the edge of U. S. Highway 29, corner of property of Greenville Industrial Park Inc. and running thence N. 47-0 W. 200 feet to an iron pin on the line of Greenville Industrial Park Inc. and drive to Balfer Drive; thence N. 43-0 E. 156.05 feet to an iron pin, corner of Wade Hampton Enterprises and Fidelity Federal Savings & Loan Association; thence along Fidelity Federal Savings & Loan Association line S. 47-0 E. 200 feet to an iron pin on right-of-way of U. S. Highway No. 29 (Wade Hampton Boulevard); thence with right-of-way of said highway S. 43-0 W. 156.05 feet to the point of beginning.

Also, an easement, 35 feet wide, for ingress and egress, from the rear of the above-described property to Balfer Drive as is more particularly set forth in instrument from J.O.F., Inc. to Franchise Realty Interstate Corporation recorded October 27, 1970, at 11:27 A. M., in Deed Book 901, Page 185, R.M.C. Office for Greenville County, South Carolina, and as more particularly described as follows:

Beginning at a point at the corner of McDonald's Corporation and Greenville Industrial Park Inc. which point is southwest corner of McDonald's Corporation, running thence with Greenville Industrial Park Inc. N. 47-0 W. 118.7 feet to point on the right-of-way of Balfer Drive; thence with right-of-way of Balfer Drive N. 6-10 E. 43.7 feet to an iron pin corner of J.O.F. Inc. property; thence with line of said S. 47-0 E. 144.3 feet to an iron pin corner J.O.F. Inc. and on line of McDonald's Corporation line S. 43-0 W. 35.0 feet to the point of beginning.

TOGETHER with all and singular the rights, members, hereditaments, easements, privileges, fixtures, and appurtenances to the said land and premises belonging or in any wise incident or appertaining, and also including all Mortgagor's rights under any and all leases now existing or hereafter arising, whether recorded or unrecorded, of all or any part of said real estate and all rights and powers relating to all or any part thereof or to the use thereof and together with all rents, issues, and profits which may arise or be had therefrom. And it is mutually covenanted and agreed by and between the parties hereto that all fixtures including gas and electric fixtures and heaters, engines and machinery, elevators and motors, plumbing and heating fixtures and equipment, including stokers, oil burners and gas burners and their attachments, screens, awnings, ice boxes and electric refrigerators, together with all refrigerating equipment and cooling and air-conditioning equipment, and all replacements of present fixtures and equipment herein referred to, whether attached or unattached to the building, are and shall be deemed to