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GREENVILLE CO. S. C. 000F 1286 PAGE 737  
MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.  
AUG 3 10 14 AM '73

STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY  
COUNTY OF GREENVILLE } R.M.C. MORTGAGE OF LEASEHOLD

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CENTER, INC., a South Carolina corporation,  
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

THE CITIZENS AND SOUTHERN NATIONAL  
BANK OF SOUTH CAROLINA,

WHEREAS, the Mortgagor is well and truly indebted unto  
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith,  
the terms of which are incorporated herein by reference, in the sum of Five Hundred Fifty Thousand  
and No/100-----DOLLARS (\$ 550,000.00 )  
with interest thereon from date at the rate of 10% per centum per annum, said principal and interest to be  
repaid as follows:

Payable January 7, 1974.



WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as  
may be advanced or readvanced 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 Mort-  
gagee 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 be-  
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its  
heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon,  
or hereafter constructed thereon:

The leasehold interest hereinafter described and the land and premises  
comprised in and demised by said lease and the building thereon, to-  
gether with the appurtenances and also the said indenture of Lease.

The land and premises comprised in and demised by said lease are  
described as follows:

ALL that lot of land lying in the City of Greenville at the easterly  
intersection of Potomac Avenue and a service drive at Terrace Shopping  
Center, adjoining property of Chez Marie Dress Shop, and being more  
particularly shown on plat attached hereto marked Exhibit A and in-  
corporated herein by reference, property dimensions being 160 feet  
x 160 feet.

The leasehold interest herein mortgaged is that certain lease dated  
January 15, 1959, between A. T. Sullivan, Landlord, and Center, Inc.,  
Tenant.

And mortgagor, for itself, its successors and assigns, does covenant  
with said mortgagee, its successors and assigns, that the said lease is  
now valid and subsisting; that all the rent thereby reserved and payable  
prior to the date hereof has been paid, and that all the other of  
Lessees' covenants and conditions therein contained have been observed  
and performed; that the premises and leasehold are now free and clear  
of all encumbrances; and that mortgagor has good right and lawful  
authority to assign and transfer the same in manner and form aforesaid.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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.

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