

MORTGAGE OF REAL ESTATE Office of Deeds, Greenville, S. C. Arnold & Thomason, Attorneys at Law, Greenville, S. C.

DAVID S. STANNERSLEY  
R.H.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jimmy O'Quinn

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto  
W. Glenn Hawkins  
(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

Eighty-Five Thousand and No/100----- DOLLARS (\$ 85,000.00 ),

payable \$1,289.84 on November 1, 1974, and \$1,289.84 on the 1st day of each successive month thereafter until paid in full, with the mortgagor having the right to anticipate and pay said principal amount at any time. In addition to the above, the mortgagor shall not be required to pay any interest on the within note for the period from September 1, 1972, through August 31, 1973; however, the mortgagor shall pay interest at the rate of 6% per annum beginning September 1, 1973, up to and until November 1, 1974, when the first payment of principal and interest of the within mortgage is due, said interest thereafter to be at the rate of 10 per cent per annum with the payments to be applied first to interest and then to principal.

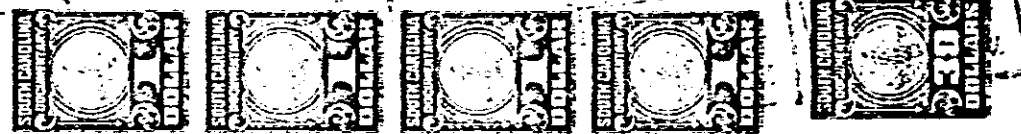
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being shown on plat of "Survey for Royal Host Inns", prepared by Carolina Surveying Co., dated April 19, 1972, recorded in the RMC Office for Greenville County in Plat Book 4Q, at Page 38, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the right-of-way of By-Pass 291 at the Northern corner of the property herein described, and running thence S. 50-15 E. 754.8 feet to an iron pin (old); thence S. 73-08 W. 105.3 feet to a monument on Interstate 85; thence with right-of-way of Interstate 85, N. 67-57 W. 311.2 feet to a monument; thence continuing with Interstate 85, N. 68-55 W. 202.8 feet to an iron pin; thence continuing S. 79-25 W. 142 feet to an iron pin; thence continuing S. 22-06 E. 40.8 feet to monument; S. 55-59 W. 249.8 feet to an iron pin; thence N. 54-42 W. 49.7 feet to an iron pin on By-Pass 291; thence with the right-of-way of By-Pass 291, N. 22-59 E. 46.7 feet to an iron pin; thence continuing with the right-of-way of By-Pass 291, N. 36-38 E. 153.3 feet to an iron pin, N. 36-38 E. 65.3 feet to an iron pin, and N. 39-45 E. 350 feet to an iron pin, the point of beginning.

It is understood and agreed that this is a second mortgage covering the leasehold interest of the above-described property. Carolina Federal Savings and Loan Association has the first mortgage in the amount of \$900,000.00.



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.

RECORDED

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