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BOOK 1300 PAGE 277

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RONNIE J. TANNERLEY
S.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Caper House, Inc.

(hereinafter referred to as Mortgagor) SEND (\$) 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 Two Hundred Thousand and No/100-----DOLLARS (\$ 200,000.00--) with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid as follows:

Payable on demand.

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 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville in the state and county aforesaid on the northwesterly side of Parkins Mill Road near its intersection w'th Laurens Road as shown on plat of property of Fowler's Pharmacy #1, Inc. prepared by Tri-State Surveyors, November 29, 1973, recorded in the Office of the R.M.C. for Greenville County in Plat Book 35 at Page 2, and having according to said plat, the following metes and bounds:

BEGINNING at a new iron pin one foot from the edge of the sidewalk on the northwesterly side of Parkins Mill Road joint front corner of property now or formerly of Eugene F. Fowler, et al, and running thence along said sidewalk S. 31-20 W. 98.15 feet to a new iron pin; thence N. 58-40 W. 144 feet to an old iron pin; thence N. 31-33 E. 98.15 feet to an old iron pin; thence S. 58-40 E. 143.6 feet to the point of beginning.

Together with a non-exclusive easement for ingress and egress across the paved portion of the adjoining property which fronts on Laurens Road and now or formerly of Eugene F. Forler, et al, as shown on said plat as provided in deed of Fowler's Pharmacy #1, Inc. to Mortgagor and subject to a non-exclusive easement for ingress and egress across the above property as reserved by Fowler's Pharmacy #1, Inc. in the above deed.



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.

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