

State of South Carolina  
COUNTY OF YORK GREENVILLE

1304 506

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Young World of South Carolina, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:  
WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF ROCK HILL, S. C., (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 One Hundred Sixty-five Thousand and No/100-----

DOLLARS (\$ 165,000.00 -----), with interest thereon from date at the rate provided in said note,

said principal and interest to be repaid in installments of One Thousand Six Hundred

Seventy-three and 60/100---DOLLARS (\$ 1,673.60 -----) upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; and

WHEREAS, the Mortgagor may hereafter at the option of the Mortgagee become indebted to said Mortgagee for an additional sum or sums for any purpose and for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments and necessary repairs; provided, that any additional funds advanced and paid over by the Mortgagee to the Mortgagor, other than funds necessarily advanced to meet the cost of taxes, insurance, assessments or repairs, shall be so limited in amount that the sum total of all such advances together with any balance due on the original principal debt, shall not, at the time of any such advances, exceed the original principal debt in the amount above set forth.

NOW, KNOW ALL MEN BY THESE PRESENTS, 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, the following described property:

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 known and designated as a lot as shown on a survey for First Piedmont Bank and Trust Company by Enwright Associates Engineers dated August 1, 1972, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeastern side of a proposed street at the joint front corner now or formerly of Wade Hampton Enterprises and running thence with the line of said Wade Hampton Enterprises, S 47-00 E 171.8 feet to an iron pin, joint corner of other property of grantor; thence with the new line through other property of grantor, N 43-00 E 133 feet to an iron pin on a proposed new street; thence with said proposed street, N 47-00 W 146.8 feet to an iron pin; thence with the curve of the proposed new street S 88-00 W 35.36 feet to an iron pin; thence continuing with said proposed new street S 43-00 W 108.0 feet to the point of beginning. Same being the identical property conveyed to Young World of S. C. by deed of Beatrice D. Freeman dated September 15, 1972, and recorded in the Office of the R.M. C. for Greenville County in Deed Book 955, page 538.

ALSO, All that piece, parcel or lot of land in Greenville County, South Carolina, being shown on a plat made for First Piedmont Bank and Trust Company by Enwright Associates, Engineers, dated August 1, 1972, and having, according to said plat, the following metes and bounds: BEGINNING at an iron pin 350.5 feet from the northern right-of-way of Wade Hampton Boulevard and running with the line of property now owned by Western Family Steak Houses, Inc. S 43-00 W 130 feet to an iron pin; thence with the line of property now owned by the Grantor N 47-00 W 149.8 feet to an iron pin on the right-of-way of a proposed new street; thence along the right-of-way of said proposed new street N 43-00 E 130 feet to an iron pin; thence with the line of property now owned by Beatrice D. Freeman and being conveyed of even date to the Grantee S 47-00 E 149.8 feet to the point of beginning. Same being the identical property conveyed to Young World of

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