MORTGAGE OF REAL ESTATE-Offices of CARTER, PHILPOT & JOHNSON-Attorneys at Law-Greenville, S.C.

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS, Caper House, Inc., a North Carolina Corporation

hereinafter called the mortgagor(s), is (are) well and truly indebted to Westminster Company

hereinafter called the mortgagee(s), in the full and just sum of Twelve Thousand Six Hundred and No/100 ------- ($12,600.00)----------

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: in four (4) equal, consecutive, monthly principal payments in the sum of Three Thousand One Hundred Fifty and No/100 Dollars ($3,150.00) each, commencing September 1, 1974, and on the first day of each month thereafter until paid in full,

with interest from July 18, 1974, at the rate of seven and one-half per centum per annum until paid; interest to be computed and paid monthly with each scheduled principal payment and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay a reasonable amount due for attorney's fee if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid 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 to grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, at the southeastern corner of the intersection of Pelzer Road (old Highway 20) and Piedmont Golf Course Road, containing 1.24 acres, and having the following metes and bounds, according to a plat thereof entitled "Property of Westminster Company" prepared by Heaner Engineering Co., Inc., dated February 12, 1974:

Beginning at a point in the center of the intersection of Pelzer Road (old Highway 20) and Piedmont Golf Course Road, and running thence with the center line of Piedmont Golf Course Road N. 85-25-12 E., 231.40 feet; thence leaving the center line of Piedmont Golf Course Road and running S. 4-34-48 E., 25.00 feet to an iron pin on the southern side of Piedmont Golf Course Road; thence, S. 17-34-14 W., 215.00 feet to an iron pin; thence, S. 85-25-12 W., 215.00 feet to an iron pin on the eastern side of Pelzer Road (old Highway 20); thence, N. 62-25-46 W., 25.00 feet to a point on the center line of Pelzer Road (old Highway 20); thence with the center line of Pelzer Road (old Highway 20), N. 17-34-14 E., 227.63 feet to the point of beginning.