

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1975
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Century Plaza Associates, a Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. R. Hughes

(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 Fifty Thousand and 01/100

----- Dollars (\$ 50,000.01) due and payable
Due and payable on demand

with interest thereon from date beginning January 1, 1975. at the rate of eight / and one-half (8-1/2%) per centum per annum, to be paid: monthly

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, on the northwesterly side of Century Drive within the corporate limits of the City of Greenville, South Carolina, and having, according to plat of Century Plaza by C. O. Riddle, R. L. S., dated February 28, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Century Drive in the southwest corner of intersection of unnamed street with Century Drive and running thence along the northwesterly side of Century Drive, S. 47-25 W. 248.5 feet to an iron pin; thence further along said Drive, S. 46-48 W. 81 feet to an iron pin; thence S. 45-34 W. 81 feet to an iron pin; thence around the corner of another unnamed street, N. 88-45 W. 34.35 feet to an iron pin; thence following the northerly right-of-way line of said street on a curve, the chords and distances are N. 42-46 W. 52.95 feet to an iron pin; thence N. 45-29 W. 46.7 feet to an iron pin; thence N. 51-05 W. 45 feet to an iron pin; thence N. 56-29 W. 45 feet to an iron pin; thence N. 61-53 W. 45 feet to an iron pin; thence continuing on said street, N. 64-35 W. 26.95 feet to an iron pin; thence N. 25-25 E. 360 feet to an iron pin on the southerly side of an unnamed street; thence along said street, S. 65-17 E. 420 feet to an iron pin; thence around the corner thereof, S. 8-56 E. 27.7 feet to an iron pin on the northwesterly side of Century Drive, the point of beginning, containing 3.22 acres, more or less, and being a part of Lot 5.12, Block 2, Page 280 in School District 519 on the Greenville County Block Book.

It is understood and agreed that this mortgage is junior in lien to that certain mortgage given by Century Plaza Associates, a Partnership, to Fidelity Federal Savings and Loan Association in the original sum of \$1,150,000.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1246 at Page 553.

5.20.14



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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