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MORTGAGE OF REAL ESTATE-Office of William S. Tankersley, Recorder, 115 S. Main & Parham, P.A. Greenville, S. C. R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CAPER HOUSE, INC.,

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

WHEREAS, the Mortgagor is well and truly indebted unto The Citizens and Southern National Bank of South Carolina, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of January 18, 1974, 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 in Greenville Township, with the buildings and improvements thereon, lying and being on the Southwest side of Buncombe Road, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 16 and the greater portion of Lot No. 15 of Block A, on plat of lands of Mountain View Land Co., recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book A, at pages 396 and 397, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of Buncombe Road and Gridley Street, and running thence along the Southwest side of Buncombe Road, S. 57-30 E., 121 feet to an iron pin in the front line of Lot No. 15 at corner of property now or formerly owned by E. D. Roy; thence with the said Roy line, S. 35-45 W., 154.2 feet to an iron pin on the Northeast side of a 10-foot alley; thence with the Northeast side of said alley, N. 55-30 W., 25.5 feet to an iron pin at the intersection of said alley and Gridley Street; thence with the Eastern side of Gridley Street, N. 2-00 E., 91.6 feet to a point; thence continuing along said Gridley Street, N. 3-58 E., 84.4 feet to an iron pin in the Southeastern corner of Buncombe Road and Gridley Street, the point of beginning.



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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