

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. W. I. Partnership

(hereinafter referred to as Mortgagor), SEND GREETINGS:

FILED  
 GREENVILLE CO. S.C.  
 JUL 11 4 50 PM '76

WHEREAS, the Mortgagor is well and truly indebted unto FIRST PIEDMONT MORTGAGE COMPANY, INC., (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 \*\*\*\*\*Six Hundred Thousand and no/100ths\*\*\*\*\* Dollars (\$600,000.00) with interest thereon from date until paid at the rate of nine and three-fourths (9 3/4%) per cent per annum, said principal and interest to be repaid as follows:

The entire outstanding principal balance and all accrued and unpaid interest at the rate of nine and three-fourths (9 3/4%) per cent per annum shall be due and payable in three hundred (300) installments of Five Thousand Three Hundred Forty Six Dollars and Eighty Two Cents (\$5,346.82) each, beginning July 1, 1976 and on the first day of each month thereafter until June 1, 2001 when the balance of principal then remaining with interest shall be due and payable. Each installment is to be applied first to the payment of interest and then to the reduction of principal. Prepayment privilege is in accordance with the terms of the note of even date herewith.

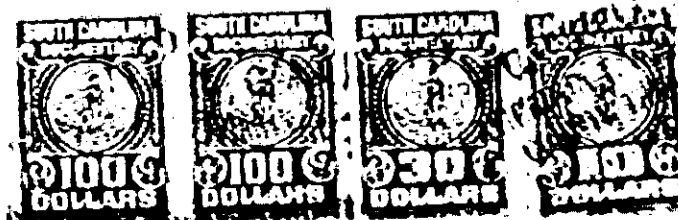
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 (\$3.00) Dollars 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 piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Wade Hampton Boulevard and having, according to a plat prepared by R.B. Bruce, dated May 6, 1976, and recorded in the R.M.C. Office for Greenville County in Plat Book 5A at Page 42, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Wade Hampton Boulevard at the joint corner of property owned by Wade Hampton Enterprises and Fidelity Federal Savings and Loan Association and running thence along the joint line of said property N. 47-0 W. 200 feet to an iron pin; thence N. 47-00 W. 298.3 feet to an iron pin on the southeastern side of a new cut street; thence along the southeastern side of said new cut street N. 43-0 E. 249.8 feet to an iron pin; thence S. 46-55 E. 499.3 feet to an iron pin on the northwest side of Wade Hampton Boulevard; thence along said Boulevard S. 43-14 W. 248.7 feet to the point of beginning.

Together with all rights and privileges of the grantor under a Cross Easement and Parking Agreement with Fairlane/Litchfield Company, Inc. recorded in the RMC Office for Greenville County in Deed Book 991, at Page 60.



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