

APR 11 4 59 PM '77

RECORDED BY
M. J. HENLEY

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

REAL ESTATE MORTGAGE
AND
SECURITY AGREEMENT

THIS MORTGAGE, made the 17 day of March, 1977,
between COBAL GARAGE, INC. the
mortgagors, and Emigrant Savings Bank having its principal office at 5
East 42nd Street, City and State of New York, 10017, the mortgagee.

WITNESSETH, that to secure (a) the payment of an indebtedness
in the sum of One Million Three-Hundred Twenty-Five Thousand and 00/100
(\$1,325,000.00) Dollars, lawful money of the United States, to be paid with
interest thereon according to a certain note or obligation bearing even
date herewith, (b) the payment of all other moneys secured hereby, and
(c) the performance of the covenants and agreements hereinafter contained,
the mortgagor does hereby grant, bargain, sell, convey, assign, transfer and
mortgage to:

EMIGRANT SAVINGS BANK
ITS SUCCESSORS OR ASSIGNS:

ALL that certain piece, parcel or lot of land situate, lying and being
in the State of South Carolina, County of Greenville, containing 5.00 acres
as is more fully shown on a plat entitled "The Great Atlantic & Pacific Tea
Co., Inc." prepared by Piedmont Engineers-Architects-Planners, dated April 8,
1976 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Old Spartanburg Road S-94
at the corner of property of M. & K. Properties which point is located 241.09
feet from the intersection of Old Spartanburg Road and the Haywood Howell Road
S-273 and running thence with the line of M. & K. Properties No. 0-08 E. 233.0
feet to a point; thence continuing with M. & K. Properties land N. 89-52 W.
278.5 feet to a point on the eastern side of Haywood Howell Road; thence with
the eastern side of said road N. 5-31 W. 205.55 feet to a point in the line
of land of M. & K. Properties; thence with the line of said property S. 89-52
E. 401.3 feet to a point; running thence N. 0-08 E. 55.5 feet to a point;
running thence S. 89-52 E. 375.2 feet to a point in the line of property of
Thelma K. Eshleman; running thence with the line of said property S. 26-58
W. 196.0 feet and S. 3-07 W. 143.64 feet to a point on the northern side of
Old Spartanburg Road; thence with the northern side of Old Spartanburg Road
S. 65-34 W. 420 feet to the point of BEGINNING.

TOGETHER with that certain easement for the purpose of extending
cut and fill slopes as set out in the agreement by and between Thelma K.
Eshleman and M & K Properties, a general partnership, dated July 1, 1976
and recorded in the R. M. C. Office for Greenville County in Deed Book
1038, Page 988.

ALSO: Together with that certain easement for sanitary and storm
sewer and drainage as set out in the agreement from M & K Properties, a
general partnership, to The Great Atlantic

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
STAMP
TAX
530.00
APR 11 1977

3027008
M. J. HENLEY

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