

P. I. C. LOAN NUMBER

5 157 777

State of South Carolina,
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JAN 28 1 13 PM '81

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1531 PAGE 45

THIS MORTGAGE, made the 20th day of January, 19 81, between

La Quinta Motor Inns, Inc., a Texas Corporation

of the County of Bexar, State of Texas, hereinafter called Mortgagor, and
THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, having its principal office in
Newark, New Jersey, hereinafter called Mortgagee.

WHEREAS, Mortgagor is indebted to Mortgagee for money loaned, to secure the payment of which Mortgagor has executed and delivered to Mortgagee a note of even date herewith, in the principal sum of

Three Million and No/100----- Dollars (\$3,000,000.00).
payable to the order of Mortgagee at its aforesaid principal office or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on ~~the 15th day of~~ January 15, 2001, to which note reference is hereby made.

NOW, THEREFORE, Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of Three Dollars to him in hand paid by Mortgagee, receipt whereof is hereby acknowledged, and for the purpose of securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the performance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell and release to Mortgagee, its successors and assigns, the following described real estate situated in the

of Greenville County, South Carolina:

All that certain piece, parcel or tract of land, situate, lying and being on the northwestern side of Ponder Road and U. S. Highway I-85 Interchange, in Greenville County, State of South Carolina, containing 5.50 acres, more or less, and being shown on a plat entitled "Survey for Central Development Corp.", dated June, 1978, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a concrete monument on the northwestern side of Ponder Road at the corner of property of C. T. Wyche, Trustee, and running along the northwestern right of way line of Ponder Road and U. S. Highway I-85 Interchange, the following course and distances: S. 19-23 W. 140.8 feet to an iron pin; S. 21-54 W. 128.2 feet; S. 23-07 W. 140.5 feet; S. 32-28 W. 90.2 feet; S. 50-10 W. 88.7 feet; S. 67-55 W. 87.5 feet; S. 86-03 W. 91.7 feet; N. 84-54 W. 89.3 feet; N. 85-30 W. 49.4 feet; S. 71-37 W. 53.4 feet; S. 57-16 W. 183.48 feet to a concrete monument in line of property now or formerly of American Oil Company; thence with line of property now or formerly of American Oil Company and Waffle House, Inc. N. 26-00 W. 248.2 feet to a concrete monument in line of property of Bowman Transportation, Inc.; running thence with the line of property of Bowman Transportation, Inc. and C. T. Wyche, Trustee, N. 64-00 E. 991.25 feet to the point of beginning.

TOGETHER with the right and easement for ingress and egress from time to time by foot or vehicular traffic, and the right and easement for installation and maintenance of signs and for utilities as from time to time might be necessary or desirable reserved by Grantor in its deed of conveyance to Waffle House, Inc., that deed being dated January 5, 1978, recorded in the R.M.C. Office for Greenville County, S. C. on February 9, 1978 in Deed Book 1073, at Page 446, to be subject to all terms, conditions and provisions thereof. The property which is the subject of this easement is described as follows:

ALL that certain piece, parcel or lot of land, located in the County of Greenville, State of South Carolina, lying and being on the northern side of U. S. Highway I-85 Interchange, and being more particularly described according to a plat entitled "Survey for Waffle House, Inc." by Piedmont Surveyors, dated December 3, 1977, having the following metes and bounds, to-wit:

BEGINNING at a concrete monument on the eastern edge of the right of way of S. C. Highway No. 146 at the joint front corner of property herein described and property now or formerly of Bowman Transportation, Inc. and running thence with the line of property now or formerly of Bowman Transportation, Inc. N. 64 E. 351.93 feet to an iron pin; thence S. 26 E. 35.15 feet to an iron pin; thence S. 64 W. 330.05 feet to an iron pin on the eastern side of the right of way of S. C. Highway No. 146 (Woodruff Road); thence with the eastern side of S. C. Highway No. 146 (Woodruff Road); N. 58 W. 41.3 feet to a concrete monument, the point of beginning.

5
4
0
0

4328 RV-2