

GREENVILLE FILED 108 Willow Brook Lane
MORTGAGE - CORPORATION FORM 300 S.C. Mauldin, S. C. 29662
Dillard, P.A., Greenville, S.C.

BOOK 1532 PAGE 710

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCKNEY
1 51 PM '81
ANKERSLEY
R.C.

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

WHEREAS, **POP PETE'S, INC.**, a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto **GREENVILLE FOOD SYSTEMS, INC.**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: **Sixty Thousand and no/100ths** Dollars
(\$ 60,000.00 due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 14.5 per centum per annum, to be paid as provided for in said note; and,

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 leasehold estate under the terms and conditions of a certain Lease between Blanche J. Patrick, as Lessor, and Greenville Food Systems, Inc., as Lessee, dated November 26, 1975, which appears of record in the RMC Office for Greenville County, S. C., in Deed Book 1029, page 668, recorded on December 31, 1975, which demises a lot of land measuring 200 feet by 300 feet at the northeastern corner of the intersection of White Horse Road with Cochran Drive, in Greenville County, South Carolina. Said Lease has been assigned by Assignment of Lease, dated February 13, 1981, between Greenville Food Systems, Inc., as Lessee to Pop Pete's, Inc., as Assignee, to be recorded simultaneously herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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