

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S.C. 29604 BOOK 1565 PAGE 408

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY SECOND

WYCHE, BURGESS, FREEMAN & PARHAM
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROTHCON, A South Carolina

General Partnership

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

WHEREAS, the Mortgagor is well and truly indebted unto QOK ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP (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 One Hundred Twelve Thousand

Two Hundred Fifty and No/100----- DOLLARS (\$112,250.00) with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid as follows:

Commencing on April 1, 1982, and continuing on the first date of each month thereafter until and including March 1, 1992, Obligor shall pay to Mortgagee One Hundred Twenty (120) consecutive, equal monthly payments of principal and interest in the amount of \$1,610.46.

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being just west of White Horse Road and on the southerly side of Saluda Lake Road, near the City of Greenville, and being designated as "Property of Dick Broadcasting Company, Inc." on plat dated January 4, 1968 made by Carolina Engineering & Surveying Company and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Saluda Lake Road, which pin is located 235.3 feet in a westerly direction from the southerly corner of the intersection of Saluda Lake Road and White Horse Road and also being joint corner of property now or formerly of Greer and running thence S 38-00 E 363.1 feet to an iron pin; thence S 57-26 W 356.3 feet to an iron pin; thence N 68-45 W 679.0 feet to an iron pin; thence N 32-34 W 275.8 feet to an iron pin on the southerly side of Elmhurst Road; thence along said Road, N 55-08 E 270 feet to intersection with Saluda Lake Road; thence with the southerly side of Saluda Lake Road, the following courses and distances: S 70-59 E 254.5 feet, S 72-35 E 100 feet, S 76-35 E 100 feet, S 79-35 E 100 feet and N 89-50 E 104.6 feet to an iron pin, the point of beginning.

GCRC -----3 MR 9 82 036

This is the same property conveyed to Mortgagor by Mortgagee by deed recorded herewith in the RMC Office for Greenville County, South Carolina in Deed Book 1163 at Page 598.

This Purchase Money Mortgage is expressly subject to mortgage of even date given by Mortgagors to First Federal Savings and Loan Association, Greenville, South Carolina in the principal amount of \$62,750.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
4192

4. 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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