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MORTGAGE

BOOK 1595 PAGE 221

THIS MORTGAGE is made this 16th day of February 19.83, between the Mortgagor, Westside Quik Shop, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Five Thousand and No/100 (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on demand, according to terms of said promissory Note;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, and State of South Carolina, more particularly described as follows:

TRACT I: ALL that certain piece, parcel or lot of land, situate, lying and being at the southern corner of the intersection of Parker Road with Charleston Road (S. C. Highway 253) in the Town of City View, in the County of Greenville, State of South Carolina, and as shown on plat of survey prepared for Humble Oil & Refining Company by Webb Surveying and Mapping Company, dated May 8, 1967, and is more fully described as follows: Beginning at the southern corner of the intersection of Parker Road with Charleston Road (S. C. Highway 253) and running thence, S. 51-55 E. along the southwestern side of Parker Road, 83.1 feet; thence turning and running, S. 38-20 W. along the boundary line of property formerly of Duncan, being conveyed to Humble Oil & Refining Company, 135.5 feet to a point; thence turning and running, N. 51-52 W. along the boundary line of an alley, 106.5 feet to a point; thence turning and running, N. 48-08 E. along the boundary line of Charleston Road (S. C. Highway 253), 137.5 feet to the point of beginning.

ALSO: TRACT II: ALL that certain piece, parcel or lot of land, situate, lying and being on the southwestern side of Parker Road in the Town of City View, County of Greenville, State of South Carolina, and as shown on plat of survey prepared for Humble Oil & Refining Company by Webb Surveying & Mapping Company, dated May 8, 1967, and is more fully described as follows: Beginning at a point on the southwestern side of Parker Road, located S. 51-55 E. a distance of 83.1 feet from the southern corner of the intersection of Parker Road with Charleston Road (S. C. Highway 253), and running thence, S. 51-55 E. along the southwestern side of Parker Road, 32.5 feet to a point; thence turning and running, S. 38-20 W. 135.55 feet to a point on the northeastern side of an alley; thence turning and running, N. 51-52 W. along the northeastern side of an alley, 32.5 feet to a point; thence turning and running, N. 38-20 E. along the boundary line of property formerly of Gosnell, being conveyed to Humble Oil & Refining Company, 135.5 feet to the point of beginning. (See Addendum attached hereto) which has the address of 809 West Parker Road, Greenville, S. C. 29611 (herein "Property Address");

S. C. 29611 (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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