

MORTGAGE OF REAL ESTATE

BOOK 1605 PAGE 990

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
MAY 10 4 17 PM '83

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

WHEREAS,

DONNIE S. WATKINS
SAN-DEL CORPORATION, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CONTINUUM CORPORATION

(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 Fifty Thousand and No/100-----

-----Dollars (\$ 150,000.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from

at the rate of

per centum per annum, to be paid:

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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, ALL THE MORTGAGOR'S RIGHT, TITLE AND INTEREST IN AND TO CERTAIN BUILDINGS AND IMPROVEMENTS located in the County of Greenville, State of South Carolina, on the northwestern side of Wade Hampton Boulevard, being known and designated as Lot No. 1 on a plat of North Nine Plaza Shopping Center, and fronting on the northwestern side of Wade Hampton Boulevard 110 feet and being 140 feet deep and approximately 110 feet along the rear.

This being the same property acquired by the Mortgagor by deed of Green Motels, Inc. dated September 2, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1173 at Page 401 on September 7, 1982.

This conveyance is made subject to that certain Ground Lease recorded in the RMC Office for Greenville County in Deed Book 1044 at Page 642.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 60.00

MORTGAGEE'S MAILING ADDRESS: P. O. Box 6517 - Station B
Greenville, South Carolina 29606

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-----3 MY1083 012

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4. TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.