

101000-580

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

GREENVILLE, S.C.

AFFIDAVIT  
FILED JH

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 29 4 35 PM '84  
R.F.C.

SECOND MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mrs. Winner's of South

Carolina, Inc. (hereinafter referred to as Mortgagor) SEND (S) GREETING:  
SCL I Limited Partnership (Mortgagee)

WHEREAS, the Mortgagor ~~is well and truly indebted to~~ desires to secure Mortgagee,  
~~XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX~~  
~~XX~~  
~~XX~~ DOLLARS (\$ XXXXXXXXXXXXXXXXXXXX  
~~XX~~ said principal and interest to be  
~~XX~~ SCL I Limited Partnership, with respect to certain  
guarantees of Mortgagee relating to the within described property.  
This mortgage is being given by Mortgagor to Mortgagee to secure the  
Mortgagee and its Partners for guarantees of certain indebtedness  
of Mortgagor to American Federal Savings and Loan Association in  
the original principal amount of \$281,250 secured by a first mortgage  
dated October 22, 1982, recorded in the R.M.C. Office for Greenville  
County, S.C. in Mortgage Book 1584 at Page 947, it being understood\*

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 Mort-  
gagee 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 be-  
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, 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:

\*and agreed that failure of Mortgagor to make any payment due under  
said first mortgage shall constitute a default hereunder.

ALL that piece, parcel or lot of land situate, lying and being  
in the City of Greenville, Greenville County, South Carolina,  
containing 1.4 acres and having according to a plat of property  
of "First Piedmont Mortgage Company" dated February 17, 1982,  
revised August 2, 1982, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the northeastern corner of Greenland  
Drive at the intersection with Frontage Road and running thence  
with the line of Frontage Road N. 1-11 E. 167.0 feet to an old iron  
pin in the edge of a 38 foot easement; thence turning and running  
along the edge of said 38 foot easement N. 80-29 E. 232.36 feet  
to a point on the line of property now or formerly of First Piedmont  
Mortgage Company (U.S. Shelter Corp.); thence with the line of  
said property S. 49.33 E. 276.05 feet to a point on the edge of  
the right-of-way of Greenland Drive; thence turning and running  
along the northern edge of the right-of-way of Greenland Drive  
the following courses and distances: N. 88-51-30 W. 88.27 feet  
to a point; S. 85-37 W. 81.8 feet to a new iron pin; S. 85-28 W.  
7.7 feet to a new iron pin; S. 80-47 W. 96.4 feet to a new iron  
pin; S. 85-51 W. 80.9 feet to a new iron pin; N. 89-40 W. 79.4  
feet to a new iron pin, the point of beginning.

Mortgagor hereby grants to Mortgagee an easement for ingress and  
egress 38 feet wide as shown on said plat, said easement being  
located adjacent to and extending the entire length of the northern  
line of the property being conveyed herein, it being understood  
and agreed that said easement shall be an easement appurtenant  
and shall run with the property being conveyed herein and shall  
enure to the benefit of Mortgagee's successors and assigns.

(continued on reverse side)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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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