

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE BY A CORPORATION TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Shoney's South, INC. CONVEYERS: TANKERSLEY, REC.

125 VOL 1472 PAGE 184

a corporation chartered under the laws of the State of Tennessee (hereinafter referred to as Mortgagee) is well and truly indebted unto

Central Realty Corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Sixteen Thousand Four Hundred and thirty three

and no/100 Dollars \$16,433.00 due and payable

in two equal annual installments of principal of Eight Thousand Two Hundred Sixteen and 50/100 (\$8,216.50) Dollars each on January 10, 1980 and on January 10, 1981,

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid on the same date as principal until paid in full.

WHEREAS, the Mortgagee hereafter become indebted to the Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in full discharge of the Mortgagee's obligation of any other and further sums for which the Mortgagee is indebted to the Mortgagee at any time, the Mortgagee has made to or for his account by the Mortgagee, and also in consideration of the sum of Three Dollars (\$3.00) the Mortgagee has made to or for his account by the Mortgagee at and before the date of these presents, the receipt whereof the Mortgagee has granted, has granted, has granted, 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, on the northern side of the right-of-way of Interstate 85 and being shown on plat of property entitled "Survey for Shoney's South, Inc." prepared by James Ralph Freeland, P.L.S., dated May 10, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-H, at Page 92, and having according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern right-of-way of Interstate 85, said iron pin being 4,320 feet from the point of the intersection of the right-of-way of Interstate 85 and Pelham Road, the corner of property formerly of Rolling Green Real Estate Co. and running thence with the line of property of Rolling Green Real Estate Co. N. 66-43 E. 710 feet to an iron pin; thence with other property of the grantor S. 25-50 E. 710 feet to an iron pin on the northern right-of-way of Interstate 85; thence with the northern boundary of the right-of-way of Interstate 85 S. 66-48 W. 650 feet to the point of beginning.

This is the same property conveyed to the mortgagee herein by deed of Central Realty Corporation, dated June 29, 1979 and recorded in the RMC Office for Greenville County in Deed Book 105, at Page 947 on July 2, 1979.

Haywood

Handwritten signature/initials

FILED
GREENVILLE CO. S.C.
FEB 4 12 29 PM '81
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
TAX
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