

FILED
GREENVILLE CO. S. C.

BOOK 1134 PAGE 223

State of South Carolina, 5 02 PM '69

County of GREENVILLE

OLLIE FARNSWORTH
D. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RAMSGATE DEVELOPMENT CORPORATION

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Ramsgate Development Corporation

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Two Hundred Fifty Thousand and No/100

(\$250,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Nine and One-Fourth (9 - 1/4) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 15th day of October, 1969, and on the 15th day of each month of each year thereafter the sum of \$ 2,881.25

to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of August, 1981, and the balance of said principal and interest to be due and payable on the 15th day of September, 1981; the aforesaid monthly payments of \$ 2,881.25

each are to be applied first to interest at the rate of Nine and one-fourth (9 1/4) per centum per annum on the principal sum of \$ 250,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY

All that piece, parcel or tract of land with improvements thereon and hereafter to be constructed, located in the County of Greenville, State of South Carolina, and being shown and designated on a plat entitled "Ramsgate" by Carolina Engineering and Surveying Company dated October 23, 1963, revised August 8, 1969 and recorded in the R. M. C. Office for Greenville County in Plat Book "TTT", at Page 92 and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a 50-foot road leading from Ashmore Bridge Road to Club House as shown on said plat and running thence S. 6-0 W., 209.01 feet to a point; thence running S. 73-43 W., 924.9 feet to a point; thence running N. 36-23 W., 185 feet to a point; thence running S. 78-0 W., 405.5 feet to a branch; thence following said branch which is the line S. 22-13 W., 292 feet to a point; thence running S. 36-14 W., 143.5 feet to a point; thence running S. 0-18 E., 154.6 feet to a point; thence running S. 7-20 W., 163 feet to a point; thence running S. 46-44 W., 166.8 feet to a point; thence running S. 70-07 W., 304.4 feet to a point on the bank of the Reedy River; thence running along the Reedy River which is the line as follows: S. 7-20 W., 757.2 feet to a point; thence running S. 43-10 E., 573.2 feet to a point; thence running S. 57-30 E., 245.9 feet to a point; thence running S. 20-44 E., 381.7 feet to a point; thence running N. 83-06 E., 554.5 feet to a point; thence running S. 12-54 E., 380.8 feet to a point; thence running S. 37-52 E., 1,614.4 feet to a point where Maple Creek enters Reedy River and thence leaving Reedy River and following the line of Maple Creek N. 42-58 E., 577.5 feet to a point; thence continuing along said Creek N. 40-52 E., 552 feet to a point; thence leaving Maple Creek and running thence S. 36-15 E., 475.5 feet to a point; thence running N. 54-02 E., 432.6 feet to a point; thence running N. 8-30 E., 33.5 feet to a point on a creek; thence following the line of said creek as follows: N. 74-23 W., 98 feet to a point; thence N. 7-20 E., 73.5 feet to a point; thence running N. 70-40 W., 371.5 feet to a point in Maple Creek; thence following Maple Creek N. 34-38 E., 41 feet to a point; thence continuing along Maple Creek crossing a dam N. 32-05 E. 626.3 feet to a point; thence following the bank along Maple Creek N. 11-40 W., 112 feet to a

For satisfaction to this mortgage see Satisfaction Book 1 Page 5.