

LEATHERWOOD, Greenville, S.C.
FILED
GREENVILLE, S.C.
JUN 23 12 57 PM '70

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN: Pleasantdale Apartments Co., a partnership

organized and existing under the laws of the State of South Carolina
having its principal place of business at 217 East Stone Avenue, Greenville, South Carolina
(hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co.

a corporation organized and existing under the laws of South Carolina, having its principal place of business at Greenville, South Carolina (hereinafter with its successors and assigns called the Mortgagee), in the sum of Nine Hundred Fifty Six Thousand, Nine Hundred and No/100 Dollars (\$ 956,900.00) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at eight and one-half per cent (8½ %) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of August 1, 2011 which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

Now, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) 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, its successors and assigns, the following-described real estate situated in the Town of Mauldin, Greenville, State of South Carolina, County of Greenville

ALL that certain piece, parcel or tract of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the western side of Laurens Road, U. S. 276, shown on plat entitled property of Pleasantdale Apartments Co., dated June 2, 1970, by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County on June 23, 1970, in Plat Book 4G, Page 79, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin (P.O.B.) on west right-of-way of Laurens Road, U. S. 276 (S. C. Docket 23.380), said iron pin being on tangent N. 18-11 W. 375 feet from the intersection of west right-of-way line of Laurens Road and the north right-of-way line of Knollwood Drive; thence along line of Curtis & Marble Machine Co. property S. 63-29 W. 508.8 feet to an iron pin in rear line of Lot 30 of Pleasantdale Subdivision; thence along rear line of said subdivision N. 46-37 W. 601.8 feet to an iron pin corner of Lot 26 and in line of Lot 20; thence along line of Lot 20 N. 0-06 W. 53 feet to an iron pin rear corner of Lot 20 and line of John D. Hollingsworth property; thence along Hollingsworth property N. 80-57 E. 589.2 feet to an iron pin rear corner of Greenville Water Works property; thence along Greenville Water Works line S. 26-31 E. 144.6 feet to an iron pin; thence continuing along said property N. 63-29 E. 150 feet to an iron pin on right-of-way of Laurens Road; thence along said right-of-way following the arc of a 4 degree-4 minute curve to the right, which has a radius of 1408.91 feet, the chord being S. 30-40 E. 40.2 feet to an iron pin on arc of said curve and right-of-way of Laurens Road; thence continuing along said curve and right-of-way of Laurens Road, the chord being S. 23-34 E. 167.4 feet to an iron pin on the arc of said curve. said iron pin being on the point of tangency on the right-of-way of said road: thence continuing along the tangency of said right-of-way of Laurens Road S. 18-11 E. 83 feet to the point of beginning.

This Mortgage Assigned to: Zenith Mortgage Co.
From C. Douglas Wilson & Co.
on 1st day of Sept. 1971. Assignment recorded
in Vol. 1205 of R. E. Mortgages on Page 247
This 2 of Sept. 1971. # 6743