

GREENVILLE, S.C.  
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OLIE FARNSWORTH  
R.H.C.  
**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:  
WHITE HORSE MANOR ASSOCIATES, A LIMITED PARTNERSHIP

organized and existing under the laws of South Carolina, having its principal place of business at 1744 R-Street, N.W., Washington, D.C. (hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS the Mortgagor is well and truly indebted unto SOUTHERN MORTGAGE COMPANY, a corporation organized and existing under the laws of South Carolina, having its principal place of business at Aiken, South Carolina (hereinafter with its successors and assigns called the Mortgagee), in the sum of One Million Eight Hundred Thousand and no/100 Dollars (\$1,800,000.00) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at Seven (7%) per cent (7%) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of August 1, 2013, 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 near the city of Greenville, County of Greenville, State of South Carolina:

All of that piece, parcel or tract of land containing 13.29 acres, situate, lying and being in Greenville County, South Carolina, as delineated on a plat thereof entitled White Horse Manor Associates, A Limited Partnership, made by Enwright Associates, Engineers under date of January 20, 1972, the courses, distances, measurements, and boundaries on which plat are: Beginning at the point of intersection of the center-line of Saluda Dam Road (State Highway #63) and the center line tangent of White Horse Road (State Highway #250) Thence S77-28E 261.9 ft. to an iron pin at the southeastern corner of said property and marked point of beginning. Thence proceeding from said point North 59 degrees 27 minutes West for 88.5 feet to an iron pin; thence continuing North 52 degrees 17 minutes West for 118.2 feet to an iron pin near a manhole; thence continuing North 45 degrees 15 minutes West for 108.6 feet to an iron pin; thence turning and running North 40 degrees 54 minutes East for 1146.3 feet to an iron pin; thence turning and running North 72 degrees 26 minutes West for 173.5 feet to an iron pin; thence continuing North 67 degrees 26 minutes West for 196 feet to an iron pin; thence turning and running North 40 degrees 07 minutes East for 99.3 feet to an iron pin; thence continuing North 39 degrees 13 minutes East for 342.2 feet to an iron pin; thence turning and running South 50 degrees 25 minutes East for 646.7 feet to an iron pin; thence turning and running South 39 degrees 59 minutes West for 1460.3 feet to an iron pin, the point of beginning. Said property is bounded in general to the NORTH by R Street, A Partnership; to the EAST by property of J. E. Means and Archie Means; to the SOUTHWEST by the right-of-way of White Horse Road, S. C. Highway 250; to the WEST and NORTHWEST by property of C. A. Talley in part and in part by an unnamed subdivision and property of a church.

The covenant of the Maker(s) to pay principal and interest is included in the Note secured hereby for the purpose of establishing and continuing the existence of the indebtedness. However, it is a condition of said covenant and those contained herein that in the event of default under the terms hereof, the Holder shall take no action against the Maker(s) except such as may be necessary to subject to the satisfaction of the indebtedness the property described herein and any chattels appurtenant to the use thereof; PROVIDED, that nothing in this condition and no action so taken shall operate to impair any obligation of the Maker(s) under the Building Loan Agreement and the Regulatory Agreement herein referred to and made a part hereof.

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