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COMPLIED WITH
FHA Form No. 411-B
CORPORATE
(Revised July 1954)

GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

FILED
GREENVILLE CO. S. C.
JUN 27 3 17 PM '73
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:
STAUNTON HEIGHTS LIMITED PARTNERSHIP

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 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 One Hundred Fifty-eight Thousand Seven Hundred & Ninety Dollars (\$ 1,158,700.00) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at Seven per cent (7 %) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of June 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 in the near the City of Greenville, County of Greenville, State of South Carolina:

All that piece, parcel or tract of land containing 10.39 acres, situate, lying and being southeast of the intersection of Lakeside Drive (S. C. Highway No. 263) and Interstate Highway No. 85 near the City of Greenville, in Greenville County, South Carolina as shown on a plat thereof entitled "Survey for Lakeshore Service Corporation - Tract 3" made by Carolina Engineering and Surveying Company under date of November 9, 1971-, the courses and distances, measurements and boundaries on which plat are: Proceeding from a point at the intersection of the center lines of Lakeside Drive and Interstate Highway No. 85 the following courses and distances, South 12 degrees 01 minute East, 804.5 feet, South 10 degrees 08 minutes East, 203.8 feet, and South 5 degrees 37 minutes East, 25 feet to a point in the center line of Lakeside Drive; thence turning and running from said point North 75 degrees 01 minute East 33 feet to an iron pin marked Point of Beginning; thence continuing North 75 degrees 01 minute East, 1012.4 feet to an iron pin; thence turning and running South 2 degrees 09 minutes East 113.7 feet to an iron pin; thence continuing South 37 degrees 52 minutes East 71 feet to an iron pin; thence continuing South 14 degrees 43 minutes West 129.3 feet to an iron pin; thence continuing South 36 degrees 25 minutes West 201.8 feet to an iron pin; thence continuing South 12 degrees 18 minutes West 32 feet to an iron pin; thence turning and running South 75 degrees 01 minute West 611.3 feet to an iron pin; thence turning and running South 14 degrees 59 minutes East 69.1 feet to an iron pin; thence turning and running South 75 degrees 01 minute West 251.5 feet to an iron pin; thence turning and running North 5 degrees 37 minutes West 519.0 feet to an iron pin, the Point of Beginning. Said property is bounded in general on the NORTH by Stanbridge Limited Partnership; to the EAST by lands of Consolidated Capital Corporation; to the SOUTH by lands of Consolidated Capital Corporation; and to the WEST by the right-of-way of Lakeside Drive (S. C. Highway No. 263).

(CONTINUED ON NEXT PAGE)

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