

State of South Carolina

FILED
GREENVILLE CO. S. C.
JUN 22 3 28 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1473 PAGE 12

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 21st day of June, 1979

by HEJAZ TEMPLE HOLDING CORPORATION

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608,
Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Hejaz Temple Holding Corporation is indebted to Mortgagee in the maximum principal sum of Eight Hundred Fifty Thousand and No/100----- Dollars (\$ 850,000.00), which indebtedness is evidenced by the Note of Hejaz Temple Holding Corporation of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is June 21, 1984 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 850,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

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 September 6, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4-S, at page 40, and revised July, 1978, 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 point; thence running N. 67-02 W. 270.6 feet to a point; thence running S. 87-20 W. 187.3 feet to a point; thence running N. 1-52 E. 284.5 feet to a point; thence running N. 54-12 E. 516 feet to a point; thence running N. 3-15 E. 175 feet to a point on Maple Creek; thence following Maple Creek N. 43-44 W. 160.5 feet to a point at intersection of Maple Creek and branch; thence following said branch N. 36-54 E. 100 feet to a point; thence running N. 36-54 E. 176.1 feet to a point; thence running N. 60-04 E. 137 feet to a point; thence running N. 74-58 E. 150 feet to a point;

(continued on Exhibit A Attached)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

0072

4328 RV-2