FILED
GREENVILLE CO. S. C.
SEP 22 4 ~~05~~ PM '75
BONNIE S. TANKERSLEY
R.M.C.

BOOK 1319 PAGE 240

STATE OF SOUTH CAROLINA :
:
COUNTY OF GREENVILLE :

REAL ESTATE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST PENNSYLVANIA BANK N.A., a national banking association, having its principal place of business at First Pennsylvania Tower, Centre Square, Philadelphia, Pennsylvania 19101, hereinafter called the Mortgagee, in the principal sum of One Million Nine Hundred Thousand Dollars ($1,900,000.00) according to a certain Note of even date herewith, the terms of which are incorporated herein by reference, the final payment thereunder, if not sooner paid, being due and payable on the 1st day of April, 1975.

NOW, KNOW ALL MEN BY THESE PRESENTS, in consideration of the aforesaid indebtedness, and to better secure the payment thereof and to secure the payment of any other sums advanced by the Mortgagee under the terms of this Mortgage with interest thereon as provided in the Note secured by this Mortgage, and also in consideration of the further sum of Three and No/100 ($3.00) Dollars to the said Mortgagor in hand well and truly paid by the Mortgagee, the receipt of which being hereby acknowledged, the Mortgagor does by these presents grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate situated as follows:

ALL that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract No. 1 and Tract No. 2 as shown on plat of property of Harbor Town Limited Partnership, dated July 1, 1975, prepared by W. R. Williams, Jr., and being more fully described in said plat as follows:

TRACT 1

BEGINNING at an iron pin on the northeasterly edge of the right-of-way of Stanley Drive, which iron pin is 1096 feet from the intersection of said right-of-way of Stanley Drive with South Carolina Highway S23-63, Saluda Dam Road, and running thence with the said right-of-way line of Stanley Drive N. 32-24 W. 280.9 feet to a point; thence crossing the right-of-way of 50 foot unnamed street N. 43-26 W. 90.6 feet to a point on the northerly edge of the right-of-way of Stanley Drive for a POINT OF BEGINNING; thence running along the northerly edge of the right-of-way of Stanley Drive the following courses and distances: N. 71-08 W. 57.8 feet to an iron pin; N. 85-38 W. 68.8 feet to an iron pin; S. 77-30 W. 66.5 feet to an iron pin; S. 69-30 W. 254.6 feet to an iron pin; S. 61-30 W. 103.3 feet to an iron pin; S. 55-51 W. 148.9 feet to an iron pin; S. 64-04 W. 64.7 feet to an iron pin; S. 77-54 W. 51.5 feet to an iron pin; N. 82-35 W. 25.3 feet to an iron pin; N. 58-19 W. 57.9 feet to an iron pin; N. 45-45 W. 57 feet to an iron pin; thence S. 44-15 W. 30 feet to a point; thence N. 44-34 W. 130.7 feet to an old nail on the corner of property now or formerly of Pitts; thence with the line of property now or formerly of Pitts, S. 11-35 E. 33.3 feet to an iron pin; thence S. 83-50 W. 81.8 feet to

3,760.00

4328 RV.2