

State of South Carolina)

BOOK 1528 PAGE 337

Mortgage of Real Estate

County of Greenville

FILED
GREENVILLE
SEP 29 11 21 AM 1983

THIS MORTGAGE is dated SEP September 29, 19 83

THE "MORTGAGOR" referred to in this Mortgage is GREENVILLE COUNTRY CLUB

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608,
Greenville, South Carolina 29602

THE "NOTE" is a note from Greenville Country Club
to Mortgagee in the amount of \$ 1,150,000.00, dated September 29, 19 83. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is no later than April 1, 1994. The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future Advances under
paragraph 13 below, shall at no time exceed \$ 1,150,000.00, plus interest, attorneys' fees, and
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee
shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts
which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other
valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and
convey to Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or tract of land situate, lying and being
at the Northeasterly corner of the intersection of Byrd Boulevard and
Riverside Drive, in the City of Greenville, County of Greenville, State
of South Carolina, the major portion of which is shown on a plat entitled
"Property of Greenville Country Club", prepared by Jones Engineering
Services, dated August, 1966, and recorded in the R.M.C. Office for
Greenville County, South Carolina, in Plat Book QQQ at page 59, and
having (for the portion shown thereon), the following metes and bounds:

BEGINNING at a point in or near the center of the intersection of Byrd
Boulevard and Riverside Drive, and running thence with the center line of
Byrd Boulevard N. 25-15 W. 2214 feet to an iron pin on the Northerly side
of a 25 foot access road; thence with the Northerly side of said 25 foot
access road N. 51-57 E. 328.1 feet to an iron pin; thence continuing with
the Northerly side of said 25 foot access road N. 68-45 E. 350.5 feet to
an iron pin; thence still continuing with the Northerly side of said 25
foot access road N. 59-40 E. 340.3 feet to an iron pin; thence N. 34-01 W.
221.8 feet to an iron pin in or near the center of a branch; thence with the
center of said branch as the line, having traverse lines as follows: S.
82-30 E. 140.2 feet to an iron pin, thence N. 78-10 E. 100.7 feet to an iron
pin, thence N. 74-13 E. 100 feet to an iron pin, thence N. 77-17 E. 113 feet
to an iron pin, thence N. 77-12 E. 149.8 feet to an iron pin, thence N.
76-05 E. 356.9 feet to an iron pin, thence N. 38-37 E. 188 feet to an iron
pin, thence N. 4-16 E. 98.7 feet to an iron pin and thence N. 5-55 E. 292.7
feet to a point in or near the center of Reedy River; thence N. 64-12 E.
360 feet to a point in or near the center of Cleveland Street; thence with
the center line of Cleveland Street, the following chords and distances:
S. 33-28 E. 100 feet to a point, thence S. 25-12 E. 100 feet to a point,
thence S. 17-27 E. 100 feet to a point, thence S. 12-44 E. 100 feet to a
point, thence S. 18-25 E. 100 feet to a point, thence S. 37-05 E. 100
feet to a point, thence S. 51-43 E. 100 feet to a point, thence S. 63-25
E. 100 feet to a point, thence S. 64-40 E. 100 feet to a point, thence
S. 69-00 E. 100 feet to a point, thence S. 78-18 E. 100 feet to a point,
thence S. 86-04 E. 100 feet to a point, thence N. 85-45 E. 100 feet to a
point, thence N. 80-50 E. 100 feet to a point and thence N. 79-37 E.
130.1 feet to a point in or near the center of Cleveland Street; thence S. 5-28 E.
1406.5 feet to a point; thence N. 84-32 E. 30 feet to a point; thence S.
5-28 E. 350 feet to a point; thence S. 5-28 E. 249.7 feet to a point; thence

(Cont'd. on attached Rider)

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);

0.337

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