

FILED
GREENVILLE CO. S. C.
Jct 30 3 42 PM '73
DONNIE S. TANIELER
R.M.C.

BOOK 1294 PAGE 223

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Fountain Inn-Simpsonville Country Club, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Three Hundred Thousand and 00/100-----

DOLLARS (\$ 300,000.00), with interest thereon from date at the rate of Eight (8%) per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

November 1, 1993

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, Fairview Township, containing 196 Acres, more or less, being the major portion of Tract 3 of the A. R. Hunter Estate, according to plat by J. W. Riddle, August, 1947, revised in accordance with note on said plat and this plat is to be recorded in the R.M.C. Office for Greenville County, being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of a County road, being a newly surfaced point as will appear on said plat, thence N. 87-22 E., 574.6 ft. to an iron pin; thence S. 30-15 E., 330 ft. to an iron pin; thence N. 88-50 E., 724.2 ft. to an iron pin; thence N. 88-50 E., 415.8 ft. to an iron pin; thence S. 23-14 W., 1,922 ft. to a stone; thence S. 60-55 W., 1,887 ft. to an iron pin; thence S. 36 E., 264 ft. to an iron pin; thence S. 25-30 W., 3,142 ft. to an iron pin; thence N. 70 W., 479 ft. to an iron pin; thence S. 80 W., 67 ft. to an iron pin; thence N. 59 W., 390 ft. to an iron pin; thence N. 42-30 W., 575 ft. to an iron pin; thence N. 2 E., 430 ft. to an iron pin; thence N. 15 E., 1,480 ft. to an iron pin; thence N. 25-30 E., 260 ft. to maple; thence N. 12 W., 492 ft. to an iron pin; thence N. 35-30 W., 285 ft. to an iron pin; thence N. 64-15 W., 291.3 ft. to an iron pin; thence N. 64-15 W., 272.7 ft. to an iron pin; thence N. 58-30 W., 203 ft. to an iron pin; thence N. 14-57 E., 1,360 ft. to an iron pin; thence N. 5-47 E., 838 ft. to an iron pin; thence N. 31-21 E., 920 ft. to an iron pin; thence N. 16-12 E., 616 ft. to an iron pin; thence N. 18-22 E., 173.9 ft. to the point of beginning, and being the same property conveyed to the mortgagor by Deed recorded in Book 569, Page 263.

ALSO: ALL that lot of land lying near the Town of Fountain Inn, County of Greenville, State of South Carolina, and shown as 2.0 Acres on plat of property of Fountain Inn-Simpsonville Country Club by Piedmont Engineering Service, recorded in Plat Book CCC, Page 85, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING on the Southern edge of the dirt drive at the corner of property of Fountain Inn-Simpsonville Country Club, thence along said dirt drive, N. 59-0 E., 245.4 ft. to an iron pin at the corner of property now or formerly of Hewitt; thence with Hewitt line, N. 82-37 E., 179.8 ft. to an iron pin; thence along other property of R. R. Edwards, S. 14-10 W., 519.8 ft. to a point on the line of property of T. Lloyd Garrett and at the Southeastern corner of a .14 Acre lot conveyed by T. Lloyd Garrett to Fountain Inn-Simpsonville Country Club, said lot also shown on the above plat, thence with this line, N. 36-0 W., 438.9 ft. to the point of beginning, and being the same property conveyed to the mortgagor by deed recorded in Deed Book 708, Page 215.

(Con't on Page Two)

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