

FILED
GREENVILLE CO. S.C.
JUL 5 1973



SOUTHERN SERVICE CORPORATION

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Carolina Investment Management Corporation

(Hereinafter referred to as Mortgagee) (SEND S. GREETINGS)
Southern Service Corporation

WHEREAS, the Mortgagee is well and truly indebted unto GREENVILLE, SOUTH CAROLINA hereinafter referred to as Mortgagor, in the full and just sum of

Six Hundred, Fifty Five Thousand and No. 100/100ths Dollars (\$ 655,000.00)

the sum so advanced by Mortgagee's promissory note of even date herewith, which does not contain a provision for escalation of interest rate, paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions, said note to be repaid with interest at the rate or rates therein specified, interest payable semi-annually and total indebtedness due five years from date

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be paid in arrears for a period of thirty days, or if there shall be any failure to comply with any of the provisions of the Charter of the Mortgagee, or any step in the execution of the same, or if the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said note shall have the right to sue to recover principal and interest and any other obligations incident thereto, for the purpose of collecting said principal, interest and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for other sums as may be advanced to the Mortgagee for the purpose of paying interest on the mortgage, or for any other purpose

NOW KNOW ALL MEN, That the Mortgagee has hereunto signed, sealed, delivered and caused to be published in the Greenville, South Carolina, Official Gazette, the sum of Three Dollars and No. 00/100ths of a cent, and the Mortgagee has hereunto signed, sealed, delivered and caused to be published in these presents, the receipt whereof is hereby acknowledged, and the Mortgagee has hereunto signed, sealed, delivered and caused to be published in these presents, the receipt whereof is hereby acknowledged, and the Mortgagee has hereunto signed, sealed, delivered and caused to be published in these presents, the receipt whereof is hereby acknowledged.

TRACT I:

ALL that certain piece, parcel or tract of land, with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, containing 604.2 acres, more or less, plus certain additional acres, less certain lots sold off as shown on plat prepared by Enwright Associates, Engineers, July 4, 1973, entitled Pebble Creek Development, and recorded in the RMC Office for Greenville County in Plat Book 4X, at pages 52, 53 and 54, the metes and bounds of the perimeter of said 604.2 acre tract being as follows:

BEGINNING at a point in the center line of Reid School Road, the extreme north-easterly corner of the tract herein described, and running thence S. 4-17 E. 585.67 feet to an iron pin on the westerly side of Stallings Road; thence S. 38-13 W. 177.77 feet to a point in Stallings Road; thence with Stallings Road, the following courses and distances: S. 48-50 W. 55.93 feet; S. 43-56 W. 175 feet; S. 39-41 W. 100 feet; S. 32-02 W. 250 feet; S. 34-56 W. 350 feet; S. 38-47 W. 159.58 feet; S. 37-34 W. 8.89 feet; S. 37-34 W. 563.89 feet; and S. 37-06 W. 219 feet to the intersection of Stallings Road and Roberts Road, thence with Roberts Road the following courses and distances: S. 14-45 E. 470 feet; S. 12-08 E. 100 feet; S. 9-17 E. 200 feet; S. 5-20 E. 100 feet; S. 1-16 E. 100 feet; S. 2-28 W. 200 feet; and S. 5-23 E. 3.92 feet; thence leaving said Road and running the following courses and distances: S. 55-56 W. 610.92 feet; S. 33-53 E. 291.91 feet; N. 46-58 E. 248.86 feet; S. 7-25 W. 791.04 feet; S. 42-27 E. 908.82 feet; S. 41-33 W. 547.69 feet to a creek; S. 40-49 W. 214.75 feet; S. 40-09 W. 629.82 feet; S. 18-04 W. 1038.53 feet; N. 75-29 W. 278.25 feet; S. 56-39 W. 473.05 feet; S. 80-36 W. 24.7 feet to a point in Mountain Creek Church Road thence with said Road the following courses and distances: S. 8-42 E. 100 feet; S. 38-17 E. 100 feet; S. 51-06 E. 200 feet; S. 43-12 E. 100 feet; S. 31-29 E. 100 feet; S. 22-43 E. 100 feet; S. 10-28 E. 100 feet; and S. 8-22 W. 100 feet; thence leaving said Road and running S. 17-

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