

Mortgagee's Address: 520 Broad Street, Newark, N. J. 07101

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgen, Freeman & Farham, P.A. Greenville, S.C.

GREENVILLE CO. S.C.

1410 PAGE 324

SEP 20 9 42 AM '77

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WOODWINDS LIMITED PARTNERSHIP

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

WHEREAS, the Mortgagor is well and truly indebted unto THE MUTUAL BENEFIT LIFE INSURANCE COMPANY (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 One Million Five Hundred Fifty Thousand and No/100 ----- DOLLARS (\$ 1,550,000.00 ) with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, said principal and interest to be repaid as follows: In equal monthly installments of \$12,752.00, with interest only payable through October 1, 1977 and the first of such installments payable on November 1, 1977 and subsequent installments payable on the first day of each month thereafter until paid in full.

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

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 grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or tract of land containing 10.176 acres, situate, lying and being on the North side of Montague Road in the County of Greenville, State of South Carolina as shown on "Final As Built Survey for Woodwinds Limited Partnership" dated August 23, 1977, prepared by Tri-State Surveyors, and having according to said survey the following metes and bounds, to-wit:

BEGINNING at a New iron on the North side of Montague Road, which point is located S. 46-09 W. 329.40 feet from the intersection of the North side of Montague Road with the West side of Duncan Chapel Road and running thence with the North side of said Montague Road S. 46-09 W. 587 feet to a point; thence continuing with the North side of said Montague Road S. 43-55 W. 40 feet to a New iron pin; thence leaving Montague Road and running N. 43-53 W. 665.15 feet to an Old iron pin; thence N.28-55 E. 246.34 feet to a New iron pin; thence N. 43-51 W. 60 feet to an old iron pin on the line of Alice L. Childers property; thence along the line of said Childers property N. 69-54 E. 428.56 feet to an Old iron pin; thence S. 43-50 E. 624.41 feet to the point of beginning.

U  
7  
J  
J  
J  
J

DOCUMENTARY  
STAMP  
SEP 20 1977 TAX \$ 20.00  
P.B. 11218

3  
5  
C

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

0.3.2.4

4328 RV-2