

GREENVILLE CO. S. C.

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BOOK 1077 PAGE 367

OLLIE FARRISWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Botany Woods Country Club, an eleemosynary corporation,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

One Hundred Forty-Five Thousand and No/100----- (\$145,000.00) Dollars, as evidenced by Mortgagee's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Thousand, Three Hundred Three and/ (\$1,303.33) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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 successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing approximately 40 acres, being generally known as the Botany Woods Golf Course, adjoining Edwards Road, Brittany Drive, Stonybrook Road, Bridgewater Drive, also adjoining certain lots which lie on Cherokee Drive, Wilmington Road, Brittany Drive and Edwards Road; said tract is further identified according to the County Tax Maps at Sheet P15.13, Block 1, Lot 1, and such acreage has the following metes and bounds according to several plats referred to in the description, all of which plats are duly recorded in the R. M. C. Office for Greenville County, said metes and bounds being as follows:

"BEGINNING at an iron pin on the western side of Edwards Road at the southeastern rear corner of Lot 361 as shown on plat of Sector VII of Botany Woods which plat is recorded in Plat Book YY at Pages 76 and 77, and running thence N. 56-58 W. 240 feet to an iron pin; thence N. 32-49 W. 1905.1 feet to an iron pin in the rear line of Lot 342; thence N. 49-00 W. 402.4 feet to an iron pin at the southwestern rear corner of Lot 339 on the southeastern side of Bridgewater Drive; thence (still according to plat in Book YY at Pages 76 and 77) with the southeastern side of Bridgewater Drive in a southwesterly direction to the curved intersection of Bridgewater Drive and Stonybrook Drive; thence with the eastern side of Stonybrook Drive in a general southerly direction to an iron pin at the front corner of Lot 155A as shown on a plat of said lot entitled "Property of Botany Woods Inc." recorded in Plat Book KKK at Page 115; thence with the traverse line of Lot 155A, S. 43-42 E. 242.5 feet (the center of creek being the line) to an iron pin; thence S. 58-48 W. 118.5 feet to an iron pin at the joint rear corner of Lots 154, 155 and 155 A; thence according to a plat of Sector III of Botany Woods Subdivision recorded in Plat Book RR at page 37, with the rear line of Lot 154, S. 38-17 E. 167.7 feet to an iron pin at the rear corner of Lot 153; thence the following courses and distances: S. 31-40 E. 177.1 feet, S. 17-23 E. 167.9 feet, S. 0-30 W. 178.3 feet to an iron pin at the northern rear corner of Lot 150; thence, according to a plat entitled "Addition to Sector III, Botany Woods" recorded in Plat Book AAA at Page 163, with the line of Lot 145C, S. 60-02 E. 154 feet to an iron pin; thence continuing S. 48-20 E. 75 feet to an iron pin at the end of the turnaround on Brittany Drive; thence with the eastern side of Brittany Drive in a general southerly direction to an iron pin at the northern front corner of Lot 143-A; thence with the line of Lot 143-A the following courses and distances: N. 69-30 E. 100 feet, S. 85-20 E. 90 feet, S. 27-07 E. 102.4 feet to an iron pin at the joint rear corner of Lots 143-A and 143; thence, according to plat of Sector III, Botany Woods Subdivision recorded in Plat Book RR at Page 37, along the rear line of Lot 143, S. 16-22

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