

FILED
GREENVILLE CO. S. C.

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BOOK 1140 PAGE 119

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE EARNSWORTH
MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: - North Greenville Junior

College, a Corporation, - - (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 & No/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 repaid 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;

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 successors and assigns:

"All that certain 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, Highland Township, located at Tigerville, lying on the West side of the Wingo Road, and being a portion of the North Greenville Junior College Campus property, as shown on a plat made for the North Greenville Junior College by Terry T. Dill, Surveyor, dated September 16, 1969, which plat is to be recorded herewith, and having the following courses and distances:

BEGINNING on an iron pin on the west side of the Wingo Road, about 53 feet south from intersection of said road with a driveway, and runs thence S. 75-30 W. 541.7 feet to a stake in the center of the Taylor Road; thence along the center of said road, N. 11-00 W. 188 feet to a stake at intersection of street designated as "Service Road"; thence with the margin of the "Service Road" S. 75-10 W. 157.2 feet to an iron pin; thence N. 25-30 W. 177 feet to an iron pin; thence N. 69-55 E. 608.5 feet to an iron pin on the margin of the Wingo Road; thence with the margin thereof S. 33-45 E. 220 feet to an iron pin and S. 26-00 E. 216.3 feet to the beginning corner.

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.