

MORTGAGE OF REAL ESTATE of ~~John C. Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.~~

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
OLIVE FARNSWORTH }  
R. H. C. }

MORTGAGE OF REAL ESTATE

BOOK 1141 PAGE 607

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GREENVILLE GUN CLUB, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST CO.

(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 **Seventeen thousand, Five hundred and**

No/100-----

Dollars (\$ 17,500.00 ) due and payable

One Thousand and No/100 (\$1,000.00) Dollars on July 1, 1970 and One Thousand, Eight Hundred Fifty and No/100 (\$1,850.00) Dollars on the 1st day of March of each year thereafter until March 1, 1979, at which time any balance remaining due on principal shall be payable in full.

with interest thereon from date at the rate of Eight per centum per annum, to be paid on July 1, 1970 and the first day of March of each year thereafter until paid in full.

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 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 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

All that certain piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in Gantt Township, containing 46.5 acres and having according to a plat prepared by Carolina Engineering and Surveying Company, dated 6 October, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Standing Springs Road, at the point where this road is intersected by a dirt road, and running thence along the center of said dirt road S. 0-56 W. 200 feet to a bend in said road; thence continuing with said road S. 11-26 W. 351 feet to a bend in said road; thence continuing with said road S. 02-35 W. 282 feet to a point; thence continuing with said road S. 11-06 E. 178 feet to a bend in said road; thence continuing with said road S. 21-25 E. 485 feet to a point in said road; thence continuing with said road S. 26-38 E. 90 feet to an iron pin in line of property now, or formerly, belonging to Henry Willimon; thence with line of property now, or formerly, of Henry Willimon N. 88-59 W. 1,095.3 feet to an iron pin in line of property owned now, or formerly, by Larry Franks; thence with line of property owned now, or formerly, by Larry Franks N. 31-44 W. about 1,220 feet to an iron pin in the center of East Second Avenue; thence with the center of East Second Avenue the following courses and distances: N. 57-01 E. 120 feet to a point, N. 34-53 E. 246 feet to a point, N. 99-11 E. 110 feet to a point, N. 55-25 E. 226 feet to a point, N. 44-40 E. 500 feet to a point in the center of Standing Springs Road; thence with Standing Springs Road S. 55-14 E. 438 feet to a point; thence continuing with said road S. 69-02 E. 328 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.