

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1194 PAGE 73

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Idlewild Trust, by Michael M. Martin, Benny T. Bootle, and Coy L. Huffman, as Trustees (hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens & Southern National Bank of South Carolina

(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/100ths

----- Dollars (\$300,000.00) due and payable \$75,000.00 one year from date, \$105,000.00 two years from date, and \$120,000.00, three years from date, with interest as follows: 1 1/2% above the New York prime rate, payable quarterly from date of note. The prime rate now being 5 3/4 which will give an effective rate of 7 1/4. The rate will be calculated monthly and adjusted, if necessary, on the first of each month after any changes with interest thereon from date at the rate of per centum per annum, to be paid: in the prime rate. It is agreed that the minimum rate will be 7% and the maximum will be 9%.

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, south of the Donaldson Center on Antioch Church Road according to a preliminary plat prepared by Enwright Associates, Engineers and Surveyors, revised March 19, 1971, and having the following metes and bounds, to-wit:

BEGINNING at the center of Antioch Church Road and McKenzie Drive and with the center of McKenzie Drive, North 6-16 East 467.1 feet; thence continuing with the center of said Drive, North 47-44 West 253.12 feet; thence North 38-54 East 224.016 feet; thence North 40-38 East 379.8 feet; thence South 17-50 East 941.3 feet to the center line of Antioch Church; thence with the center line of Antioch Church Road, North 81-55 East 210.2 feet; thence continuing with said Road, South 88-46 East 287.81 feet; thence continuing with said Road, South 82-37 East 449.5 feet; thence leaving said Road, South 12-15 East 2,009.1 feet; thence North 65-32 West 866.5 feet; thence North 45-30 West 1,898.8 feet to a point in Antioch Church Road, thence with the center line of said Road, North 70.57 East 233.6 feet to the point of beginning.

Lots cut out of the subdivision of the above described property will be released from the lien of the within mortgage upon payment to Mortgagee of the sum of Two Thousand, Three Hundred & No/100ths (2,300.00) per lot. This subdivision is known as Idlewild Subdivision.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 whatsoever lawfully claiming the same or any part thereof.