

FANT & FANT, ATTYS.

MORTGAGE OF REAL ESTATE—Prepared by _____, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

The State of South Carolina, APR 19 3 47 PM '70

VOL 1403 PAGE 751

COUNTY OF Greenville, BONNIE S. TANKERSLEY
R.H.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, WE, _____, the said COLONIAL COURT HOTEL, INC.

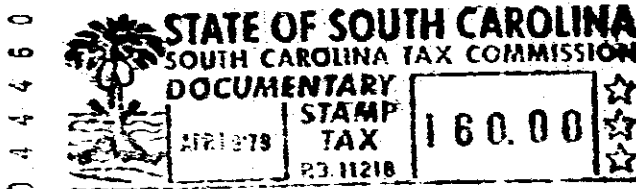
hereinafter called the mortgagor(s) in and by its _____ certain promissory note in writing, of even date with these presents,
are well and truly indebted to COMMUNITY BANK GREENVILLE, SOUTH CAROLINA

hereinafter called the mortgagee(s), in the full and just sum of FOUR HUNDRED THOUSAND DOLLARS AND No/100

-----DOLLARS (\$ 400,000.00), to be paid

as follows:

REFERENCE IS HEREBY MADE TO NOTE OF EVEN DATE WHICH TERMS ARE INCOPORATED
HEREIN BY REFERENCE.



, with interest thereon from

at the rate of

percentum per annum, to be computed and paid
until paid in full; all interest not paid when due to bear

interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That WE, _____, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, _____, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said COMMUNITY BANK, GREENVILLE SOUTH CAROLINA, ITS SUCCESSORS AND ASSIGNS.

GCTO ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, and being part of a subdivision known as Vista Hills, a plat of which is of record in the RMC Office for Greenville County, S. C. in Plat Book P at page 149, and having according to a survey by Enwright Associates on April 1970, the following metes and bounds, to wit:

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S W BEGINNING at a point on the Southeastern side of County Road (sometimes known as Gilfillin Road) at the joint corner of the lot herein being conveyed and property owned by Colonial Court Hotel, Inc., and running thence with County Road, (sometimes known as Gilfillin Road) S. 77-20 W 151.6 feet to a point at the corner of the lot herein being conveyed and property owned by Willima R. Timmons, Jr., and S W. T. Patrick; thence S. 37-30 E. 195.9 feet to a point at corner of the lot herein being conveyed ; thence with the joint property line of the lot herein being conveyed and Abbott Machine Company, Inc., N. 52-35 E. 50 feet to a point; thence continuing with the joint property line of the lot herein being conveyed and Abbott Machine Company, Inc., N. 53-06 E. 87.6 feet to a point at the corner of the lot herein being conveyed; thence N. 37-30 W. 133 feet to a point on the South-eastern side of County Road (some known as Gilfillin Road) at the point of Beginning.

CO I This being the same property conveyed to COLONIAL COURT HOTEL, INC., recorded in the RMC Office for Greenville County, S. C. in Deed Book 894 at page 330, recorded on July 20, 1970.

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