

FILED  
GREENVILLE S.C.  
MAY 5 12 03 PM '83  
DONNIE S. JAMESLEY  
R.M.C.

BOOK 1695 PAGE 419

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BEECHWOOD V VENTURE, A SOUTH CAROLINA GENERAL PARTNERSHIP,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto BROOKS R. PRINCE and H. T. SEARS, JR.,  
whose mailing address is Route 6, Box 606, Piedmont, SC, 29673,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of -----  
EIGHTY THOUSAND AND NO/100----- Dollars (\$ 80,000.00 ) due and payable  
as per the terms of four separate promissory notes of even date herewith

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Twelve \_\_\_\_\_ per centum per annum, to be paid: as per the  
terms of said notes.

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, off of Piedmont Gold Course Road, consist-  
ing of 14.24 acres, and being shown and designated as the property of Beech-  
wood V according to a plat prepared by James R. Freeland, dated April 14,  
1983, which plat is recorded in the RMC Office for Greenville County, S.C.,  
in Plat Book 9-Q at Page 8, and having such metes and bounds as shown thereon.

TOGETHER WITH an undivided 5/16 interest in and to that certain 50' private  
road shown on said plat.

\* This being the same property conveyed to the Mortgagor herein by deed of the  
Mortgagees, to be executed and recorded of even date herewith.

THIS MORTGAGE IS NOT ASSUMABLE.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 32.00

400 3 36461A01

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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 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.

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