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GREENVILLE CO. S. C.

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BOOK 1202 PAGE 106

USL—FIRST MORTCAGE ON REAL ESTATE

OLLIE FARMSWORTH R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF Greenville

To All Mhom These Presents May Concern: Greer Golf and Country Club, Incorporated

(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

Fifty-Five Thousand & NO/100 DOLLARS (\$ 55,000.00 -), with interest thereon from date at the rate of seven & one-half (75%) 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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, Greenville and Spartanburg, situate, lying and being in the State of South Carolina, County of-

State of South Carolina, being all that certain parcel or tract of land containing 155.78 acres, more or less, situated on the South side of the Gap Creek Road and the North side of South Tyger River, about three miles North of the City of Greer, and being shown as Tract No. 7 and the greater portion of Tract No. 6 of the A. H. Miller property, including an adjoining Tract of 10.38 acres shown on a plat prepared by John A. Simmons, Registered Surveyor, recorded in Plat Book "RR", at Page 145, R. M. C. Office for Greenville County, and Plat Book 46, at Pages 544 and 545, R. M. C. Office for Spartanburg County.

THIS is the same property conveyed to Greer Golf and Country Club by James G. Hayes, et al., by deed recorded in Deed Book 20-U, at Page 383, R. M. C. Office for Spartanburg County, and Deed Book 734, at Page 463, R. M. C. Office for Greenville County, and also by deed of Perry M. Shockley, et al., recorded in Deed Book 27-U, at Page 17, R. M. C. Office for Spartanburg County, less therefrom, a small boundary designated on said plat as "Parking Area".

THIS property is subject to the easement or wa Apalache Mills shown on the plat referred to above.

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 ing 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.