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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 207 PETTIGRU STREET, GREENVILLE, S. C. 2045

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

in 6 3 77 Pt 17

MORTGAGE OF REAL ESTATE (CORPORATION)

H.A.C. TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, CAMELOT, INC.

a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

FIRST PIEDMONT BANK AND TRUST COMPANY

(hereinaster referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Two Hundred Thirty Eight Thousand and No/100 (\$238,000.00) * * * * Dollars (\$238,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, wind thousand the whole when they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind thousand the whole when they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind thousand they will be a part hereof as though they set forth herein, wind they will be a part hereof as though they set forth herein, wind they will be a part hereof as though they set for the part hereof as though they will be a part hereof as they will be a part hereof as

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 Deliars (\$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, bergained, sold and released, and by these presents those grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being on the western side of Bethel Road (S. C. Highway No. 48) in Austin Township, Greenville County, South Carolina, being shown and designated as Tract A containing 73.3 acres, more or less, on a plat of the property of the C. & S. National Bank, Trustee and James P. McNamara made by Dalton & Neves, Engineers, dated March 1968, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book UUU at page 15, reference to which is hereby craved for the metes and bounds thereof, a portion of which has been subdivided into Lots 1 through 79, inclusive on a plat of Sheet 2 of Camelot made by Piedmont Engineers & Architects dated November 5, 1968 and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book WWW at page 46, reference to which is hereby craved, EXCLUDING, HOWEVER, the following portions of said 73.3 acres, as subdivided into Camelot subdivision, previously conveyed to others by Camelot, Inc., to-wit: 10.55 acres conveyed to Holly Tree Plantation, a Limited Partnership by deed recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 969 at page 153, which deed includes Lots Nos. 10, 11 and a portion of Lots Nos. 12, 13, 14, . and 15 on the subdivision plat of Camelot recorded in Plat Book WWW at page 46 aforesaid, any portion of undeveloped property owned by Camelot, Inc. conveyed to Holly Tree Plantation by quick-claim deed recorded in Deed Book 966 at page 389, and the following subdivided lots in Camelot as shown on a plat recorded in Plat Book WWW at page 46 aforesaid; Lots Nos. 23, 61, 30, 67, 24, 68, 69, 27, 21, 22, 48, 39, 70, 71, 72, 73, 74, 79, 50, 78, 77, 75, 76, 37, 36, 29, a portion of Lot No. 31 described in deed recorded in Deed Book 897 at page 197, a portion of Lot No. 67 described in deed recorded in Deed Book 913 at page 473, a portion of Lot No. 61 described in deed recorded in Deed Book 961 at page 417, it being the intention of this mortgage to cover all property conveyed to Camelot, Inc. as 73.3 acres in Deed Book 859 at page 13 excluding all portions thereof previously conveyed to others.

ALSO: ALL that piece, parcel or tract of land containing 19.7 acres, more or less adjoining the above described property being an undeveloped portion of property owned by Camelot, Inc. in Greenville County, S.C. known as Tract No.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, itsues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter strached, 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 Mortgages, its heirs, successors and sasigns, forever,

The Mortgapor 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 berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

(Description continued on Page 3.)

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