TEB 19 3 14 PH 74

MORTGAGE OF REAL ESTATECOMICE COMMERCIAL Freeman & Patham, P.A. Greenville, S. C. SIDE 302 FAST 109

STATE OF SOUTH CAROLINAUGHA

CO. S. C.

MORTGAGE

MORTGAGE

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MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: The Worthy Group, a Limited

Partnership

Partnership
(hereinalter referred to as Mortgagor) SEND (S) GREETING:

23669

At a rate which is three (3%) percent above the prime rate of interest of determined monthly by First Piedmont Bank & Trust Company, Greenville, or South Carolina, but in no event to exceed thirteen (13%) percent per annum or be less than ten (10%) percent per annum, said interest rate to be adjusted on the first day of the month following a change in said prime rate. Said principal balance shall be due and payable in one installment on December 31, 1977, with interest thereon to be payable annually on the anniversary date of said note in 1975, 1976, and 1977. \*\*

WHEREAS, the Mortgagor may be realiter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or tract of land in Butler Township, Greenville County, State of South Carolina, as shown on plat of property of Dr. J. W. Clatworthy prepared by Pickell & Pickell, April 30, 1962, containing 125.55 acres and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of Webb Road approximately 15 feet south of its intersection with Hallton Road and running thence S. 64-50 W. 2146 feet to an iron pin; thence N. 29-11 W. 2429 feet to an iron pin; thence N. 64-27 E. 1740.4 feet to an iron pin; thence N. 27-42 E. 178 feet to an iron pin; thence N. 76-21 E. 452 feet to an iron pin; thence S. 24-57 E. 2451 feet to an iron pin, the point of beginning.

This mortgage is subject and subordinate to that certain Purchase Money Mortgage granted by Micco Corp. to J. W. Clatworthy, dated December 28, 1973, recorded in the R.M.C. Office of Greenville County in Mortgage Book 1298 at Page 777.

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SATE LACTURES

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