

GREENVILLE CO. S. C.

FEB 18 9 54 AM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1148 PAGE 303

FHA Form No. 412-B
MORTGAGES
(Revised July 1964)

MORTGAGE

SOUTH CAROLINA
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
HAMPTON HALL APARTMENTS, LTD., a limited partnership of the State of Georgia organized and existing under the laws of Georgia having its principal place of business at Macon, Bibb County, Georgia (hereinafter with its successors and assigns called the Mortgagor) sends Greetings:
WHEREAS, the Mortgagor is well and truly indebted unto FICKLING & WALKER, INC.

a corporation organized and existing under the laws of Georgia, having its principal place of business at Macon, Georgia (hereinafter with its successors and assigns called the Mortgagee), in the sum of Two Million One-hundred Fifty-Thousand and no/100----- Dollars (\$2, 150, 000, 00) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at seven and one-half per cent (7-1/2 %) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of October 1, 2011, which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) 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, the following-described real estate situated in the City of Greenville, State of South Carolina;

ALL that parcel or tract of land situated on the South side of Lee Road and on the Northwest side of Edwards Road near the City of Greenville in Greenville County, South Carolina, and having, according to a survey made by Piedmont Engineers and Architects, dated February 10, 1970, the following metes and boundaries, to-wit:

BEGINNING at an iron pin on the Northwest side of Edwards Road at the corner of property now or formerly of C. S. Mattox and Wilson M. Dillard and run thence N57 - 16W 224.07 ft to an iron pin; thence S83 - 35W 599.50 ft. to an iron pin; thence N9 - 53W 523.24 ft. to an iron pin on the South side of Lee Road; thence along Lee Road N61 - 50E 20.2 ft to an iron pin; thence S9 - 35E 219.3 ft. to an iron pin; thence N61 - 39E 300.35 ft. to an iron pin; thence N80-06E 292.97 ft. to an iron pin; thence N85 - 30E 250 ft to an iron pin; thence N86 - 05E 199.85 ft. to an iron pin; thence N4 - 58W 210.69 ft to an iron pin on the South side of Lee Road; thence along Lee Road N85 - 45E 154.20 ft. to an iron pin; thence S4-58E 210.55 ft. to an iron pin; thence S45 01E 95 ft. to an iron pin on the Northwest side of Edwards Road; thence along Edwards Road S44-55W 222.86 ft to an iron pin; thence still along Edwards Road S37-00W 100.95 ft to an iron pin; thence still along Edwards Road S31-55W 112.25 ft to an iron pin; thence continuing along Edwards Road S32-00W 236.07 ft. to the beginning corner and containing 11.57 acres according to said plat.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

This Mortgage Assigned to:

For Regulatory Agreement for Limited Distribution to this Mortgage see R.C. M. Book 1148 page 437.
For Modification Agreement see R.C. M. Book 1187 page 617.