GREENVILLE CO. S. C.

OCT 19 3 36 PM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1169 PAGE 583

FHA Form No. 4175-B
CORPORATE
(Revised July 1964)

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:--

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lakeshore Service Corporation a corporation organized and existing under the laws of South Carolina, having its principal place of business at Greenville, S.C. (hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Mortgage Company, a corporation organized and existing under the laws of South Carolina, having its principal place of business at Aiken, S.C. (hereinafter with its successors and assigns called the Mortgagee), in the sum of One million one hundred six thousand five hundred---------- Dollars ($ 1,106,500.00) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at *eight and one-half per cent (8½ %) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of December 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 ~~xxxx~~ near the city of Greenville, County of Greenville, State of South Carolina:

All of that piece, parcel or tract of land containing 11.90 acres, situate, lying and being Southeast of the intersection of Lakeside Drive (S. C. Highway No. 263) and Interstate Highway No. 85 near the City of Greenville, in Greenville County, South Carolina, as shown on a plat thereof entitled "Lakeshore Service Corporation" made by Carolina Engineering & Surveying Co. under date of August 21, 1970; the courses and distances, measurements and boundaries on which plat are: Proceeding from a point at the intersection of the center lines of Lakeside Drive and Interstate Highway No. 85 South 12 degrees 1 minute East for 527.7 feet to a point in the center line of Lakeside Drive; thence turning and running from said point North 75 degrees 1 minute East for 33 feet to a concrete monument marked Point of Beginning; thence continuing North 41 degrees 29 minutes East for 210.2 feet to a concrete monument; thence continuing North 6 degrees 17 minutes East for 337.4 feet to a concrete monument; thence continuing North 34 degrees 5 minutes East for 84.9 feet to an iron pin; thence continuing North 81 degrees 2 minutes East for 448 feet to an iron pin; thence turning and running South 82 degrees 33 minutes East for 239.3 feet to an iron pin; thence continuing South 25 degrees 48 minutes East for 480.2 feet to an iron pin; thence turning and running South 75 degrees 1 minute West for 1,125.8 feet to an iron pin; thence turning and running North 12 degrees 17 minutes West for 121.3 feet to a concrete monument, the point of beginning. Said property is bounded in general on the NORTH by land of McCalla; to the EAST by lands of Cochran; to the SOUTH by Tract No. 1 of Lakeshore Service Corporation; and to the WEST by the right-of-way of Lakeside Drive (S. C. Highway No. 263), and the right-of-way of I-85--Frontage Road.

* Up to and including final endorsement of the note by the Federal Housing Commissioner; thereafter, interest shall be payable at the rate of three per cent (3%) per annum until paid.

For regulatory agreement see R. E. M. Book 1210 page 598.
For Modification Agreement to this Mortgage see R. E. M. Book 1190 page 67.
For Regulatory Agreement to this Mortgage see R. E. M. Book 1190 page 59

This Mortgage Assigned to: Lakeshore Service Corp.

From Southern Mortgage Co.

on 21 day of Oct. 1971. Assignment recorded

In Vol. 1169 of R. E. Mortgages on Page 597

This 21 of Oct. 1971, # 11503