

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Office of ^{Nov 30 11 57 AM '70} Leatherswood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1173 PAGE 615

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, V. H. W. GROUP, a Partnership consisting of Edward J. Van Leuven, Keith L. Halderman and David L. Weekes (hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST CO., Greenville, South Carolina

(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 Eighty Thousand and No/100-----

Dollars (\$ 80,000.00) due and payable

In full ninety (90) days after date;

with interest thereon from date at the rate of ten per centum per annum, to be paid at maturity

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 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 successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, containing 14.38 acres, on the South side of East Faris Road and on the Western side of Cleveland Street, and having the following metes and bounds according to plat entitled "Club Key East, Property of V.H.W. Group, Greenville, S. C." by Dalton & Neves Co., Engineers, dated November, 1970:

BEGINNING at an iron pin at the intersection of the Western right-of-way line of Cleveland Street and the Southern right-of-way line of East Faris Road, and running thence with the Western right-of-way line of Cleveland Street S. 27-27 E. 1,348 feet to an iron pin on the Northern bank of Reedy River; thence S. 27-27 E. 25 feet to a point in the center line of Reedy River; thence down the center line of the River to a point, the traverse lines on the top river bank being the following four courses and distances: S. 74-56 W. 83.7 feet to an iron pin; thence S. 48-04 W. 122.7 feet to an iron pin; thence S. 2-41 W. 105.6 feet to an iron pin; thence S. 7-44 E. 110.7 feet to an iron pin 6 feet from the center line of a creek; thence leaving the center of Reedy River and running up the center line of a creek to the point where the creek intersects the South right-of-way line of East Faris Road, the traverse line of which is the following ten courses and distances: S. 83-19 W. 63.4 feet to an iron pin; thence N. 1-43 W. 54.6 feet to an iron pin; thence N. 17-15 W. 92.5 feet to an iron pin; thence N. 32-43 W. 159 feet to an iron pin; thence N. 26-12 W. 246.4 feet to an iron pin; thence N. 43-18 W. 194.7 feet to an iron pin; thence N. 44-35 W. 460.4 feet to an iron pin; thence N. 40-39 W. 275.7 feet to an iron pin; thence N. 32-21-07 W. 135.41 feet to an iron pin in the Southern right-of-way line of East Faris Road; thence leaving the center line of said creek and running along the Southern right-of-way line of East Faris Road N. 64-47 E. 12 feet to an iron pin; thence N. 64-47 E. 418 feet to an iron pin; thence N. 62-33 E. 140 feet to an iron pin; thence continuing with the said right-of-way line of East Faris Road S. 72-26 E. 35.35 feet to the iron pin at the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and building fixtures now or hereafter attached, connected, or fitted thereto, and every thing of whatever nature and kind which is in, on, or about the premises, and all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, the above premises unto the Mortgagee, its heirs, successors and assigns.

The Mortgagee covenants that it is lawfully seized of the premises hereabove 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 herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, here and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

State of South Carolina
County of Greenville
Satisfied and paid in full this 26th day of Feb 1971
By O. Perry Earle III
Attest: Oliver Stangerford
Witness: Blair & Collins

SAITISED AND CANCELLED OF RECORD
DAY OF Feb 1971
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:46 O'CLOCK A. M. NO. 20116