

GREENVILLE CO. S. C.

Nov 30 4 59 PM '71

BOOK 1215 PAGE 82

FHA Form No. 4176-B
CORPORATE
(Revised July 1964)

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CROWN DUKE APARTMENTS, A LIMITED PARTNERSHIP
organized and existing under the laws of The State of South Carolina
having its principal place of business at Charleston, South Carolina
(hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto C. DOUGLAS WILSON AND CO.

a corporation organized and existing under the laws of The State of S. C. , having its principal place of business at Greenville, South Carolina (hereinafter with its successors and assigns called the Mortgagee), in the sum of One Million One Hundred Ninety Three Thousand Six Hundred Dollars (\$ 1,193,600) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at SEVEN per cent (7 %) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of May 1st, 2013 , 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 _____ of _____ County of Greenville _____, State of South Carolina:

Starting at the closest point of the intersection of Manassas Drive and Cherrylane Drive and going N42-30W for a distance of 226' to the point of beginning of all that piece, parcel or tract of land situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina, being an 8.81 acre tract of land as shown on a plat made by Gilbert, Richardson & Associates, Inc. of Greenwood, South Carolina dated November 16, 1971 and recorded in the office of Clerk of Court for Greenville County in Plat Book 4-1 page 187 commencing at a point in the easterly or southeasterly corner of the said tract at the property lines intersection with Manassas Drive R/W at an iron pin and running thence S46-19W for a distance of 33.8' to an iron pin, thence S57-51W for a distance of 328.8' to an iron pin, thence S59-06W for a distance of 98.6' to an iron pin, thence S59-23W for a distance of 160.0' to an iron pin, thence S59-10W for a distance of 74.7' to an iron pin, thence N28-26W for a distance of 255.0' to an iron pin, thence S61-34W for a distance of 184.6' to an iron pin located on the right-of-way of SC Hwy 250, thence N27-50W for a distance of 36.15' to an iron pin located on the right-of-way of SC Hwy 250, thence N30-17W for a distance of 13.85' to an iron pin located on the right-of-way of SC Hwy 250, thence N61-34E for a distance of 184.65' to an iron pin, thence N28-26W for a distance of 230.5' to an iron pin, thence N61-59E for a distance of 553.13' to an iron pin, thence N58-44E for a distance of 169.2' to an iron pin, thence S31-07E for a distance of 184.2' to an iron pin, thence S21-54E for a distance of 314.9' to the iron pin designated as the point of beginning.

For regularity require see R. E. M. Brown 1215 page 82