

GREENVILLE CO S.C.
MORTGAGEE'S ADDRESS: P.O. Box 6721, Sta. B, Greenville, S.C. 29606

JUL 16 PM '79

14 14 00

ROYAL VENTURE INCORPORATED
PURCHASE MONEY MORTGAGE OF REAL AND PERSONAL PROPERTY

THIS MORTGAGE, Made this 6th day of July, 19 79, between

JAYANTI P. PATEL

(hereinafter called the "Borrower"), Mortgagor, and ROYAL VENTURE INCORPORATED

(hereinafter called the "Lender"), Mortgagee:

WITNESSETH:

WHEREAS, "Borrower" is justly indebted to "Lender" in the principal sum of One Hundred
Twenty Thousand and No/100 DOLLARS (\$20,000.00), as evidenced by a
certain promissory note of even date herewith, according to its terms, the final payment of which is due
on the first day of July 1, 19 94, executed by "Borrower" and delivered to "Lender", and
by reference being made a part hereof to the same extent as though set out in full herein:

NOW, THIS INDENTURE WITNESSETH, to secure the performance and observance by the "Borrower" of all the covenants and conditions in the note and in this mortgage contained, and in order to charge the properties, interests and rights hereinafter described with such payment, performance and observance, and for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, to the "Borrower" duly paid by the "Lender" on or before the encumbrance and delivery of this mortgage, and for other valuable considerations, the receipt whereof is hereby acknowledged, the "Borrower" has executed and delivered this mortgage and has granted, bargained, sold, aliened, remised, released, conveyed, assigned, transferred, mortgaged, hypothecated, pledged, delivered, set over, warranted and confirmed, and by these presents does hereby grant, bargain, sell, alien, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, deliver, set over warrant and confirm unto the "Lender" and its successors and assigns, forever, all of the following described land, real estate, buildings, improvements, fixtures, furniture and other personal property (which together with any additional such property hereafter acquired by the "Borrower" and subject to the lien of this mortgage or intended to be so, as the same may from time to time constitute, is hereinafter sometimes referred to as the Mortgaged Property), to-wit:

(A) The following land (hereinafter called the "Land"):

ALL that certain piece, parcel, or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and according to a plat of the property of Royal Venture Incorporated, dated February 6, 1973, prepared by Jones Engineering Service, having the following metes and bounds, to-wit:

BEGINNING on the edge of the right of way of a frontage road and running thence along the common line of this property and property of the State of South Carolina, S 7-55 E 378.3 feet to an iron pin; thence N. 60-22 W 60.7 feet to an iron pin; thence turning and running S. 15-35 W. 156 feet to a point in the center of Brushy Creek; thence with the center of said creek, S 88-12 W 95.9 feet to a point in the center of said creek, thence continuing along said creek, N 84-45 W 148.2 feet to an iron pin in the center of said creek, thence turning and running N 7-55 W 440.4 feet to an iron pin on the southern side of the right of way of a frontage road near U. S. Highway I-85, and running thence with said frontage road, N 82-05 E 350 feet to the point of beginning.

This is the same property conveyed to Mortgagor by deed of Royal Venture Incorporated of even date and recorded herewith in the RMC Office for Greenville County, South Carolina in Mortgage Book 1107 at Page 46.

STATE OF SOUTH CAROLINA
DOCUMENTARY RECORDS
JUL 16 1979

4328 RV-2

00551