

State of South Carolina, 1954

County of Greenville, OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE COUNTRY CLUB

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Greenville Country Club

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of One Hundred Ten Thousand and No/100 - - - - -

(\$110,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Four and one half (4½) % per centum

per annum, said principal and interest being payable in quarterly instalments as follows: interest only to be paid on August 1, 1954 and

Beginning on the 1st day of November, 1954, and on the 1st day of February, May, August and November of each year thereafter the sum of \$ 4602.40

to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 1961, and the balance of said principal and interest to be due and payable on the 1st day of August, 1961; the aforesaid quarterly payments of \$ 4602.40

each are to be applied first to interest at the rate of Four and one half (4½) % per centum per annum on the principal sum of \$ 110,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each quarterly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, forever:

All that parcel or tract of land with the buildings and improvements thereon, situate, lying and being on the East side of Byrd Boulevard (formerly known as Ridge Drive), in the City of Greenville, in Greenville County, South Carolina, being shown as Tracts 26, 27, 28, 29, 32, 33 and 34 on plat of property of Realty Corporation known as Traxler Park, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", at page 5, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Byrd Boulevard and Riverside Drive, and running thence along the center of Riverside Drive, N. 73-45 E. 500 feet to a bend in Riverside Drive; thence still with the center of Riverside Drive, N. 85-00 E. approximately 1450 feet to the center of Reedy River; thence up the center of Reedy River following the meanders of said River in a Northerly direction approximately 4370 feet to a point in the center of Reedy River at the mouth of a branch; thence up the center of said branch following the meanders thereof in a Westerly direction 2555 feet to a point in the center of said branch and in the center of a proposed extension of Ridge Drive (now Byrd Boulevard) as shown on plat above mentioned; thence along the center of said proposed Drive and along the center of the street known as Byrd Boulevard S. 25-15 E. 2214 feet to the beginning corner, and contains 123 acres more or less.