

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 Hollyridge Development Company according to the terms of the said note, and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars, to the said mortgagor in hand well and truly paid by the said Hollyridge Development 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 Hollyridge Development Company, its successors and assigns:

All those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, and designated as "Golf Course" and "Golf" on the plat of survey of Green Valley Estates prepared by Piedmont Engineering Service on December 20, 1957, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3. Said parcels in the aggregate contain 179.55 acres, more or less.

This mortgage is subject and inferior to the following mortgages executed by Hollyridge Development Company to The Surety Life Insurance Company:

- 1) In the original amount of \$195,349.11, dated July 15, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume 685, at page 497.
- 2) In the original amount of \$125,000.00, dated July 9, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume 718, at page 395.

This is the same property conveyed to the mortgagor by the mortgagee by deed of even date herewith and recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.