

COUNTY OF Greenville

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

AUG 13 10 47 AM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS,

PARIS MOUNTAIN CORPORATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto

EDWIN A. JUSTA

(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

TWENTY THOUSAND AND NO/100----- Dollars (\$ 20,000.00) due and payable

on or before seven (7) months from date

with interest thereon from date at the rate of seven per centum per annum, to be paid: annually

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, being known and designated as 105 acres, more or less, as shown on a plat prepared by C. C. Jones, Engineer, dated July 17, 1964, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of two roads, said pin being the western corner of the Golf Course Property; thence with the southeasterly side of said road, the following courses and distances to wit: N. 87-30 E. 460 feet; N. 37-30 E. 936 feet; N. 18-45 W. 384 feet; S. 70 E. 270.5 feet; N. 35 E. 155.5 feet; thence S. 70-45 E. 352.5 feet; thence S. 34-30 E. 200 feet; thence S. 11-15 W. 650 feet; thence S. 62-30 E. 985.5 feet to center of road; thence with center of road in a southerly direction, 214.6 feet to stake in road at the corner of lot heretofore conveyed by deed recorded in Deed Book 743, Page 266; thence with said road in a generally southerly direction, the following courses and distances, to wit: S. 48-45 W. 200 feet; S. 55-55 W. 270 feet; S. 50-32 W. 208.8 feet; S. 69-30 W. 200 feet; S. 11 W. 243 feet more or less to an iron pin; thence continuing with center of said road, S. 4-20 E. 83 feet; S. 16-45 E. 347 feet; S. 8-45 E. 120.5 feet; thence S. 23 E. 71 feet to an iron pin; thence S. 71 W. 851 feet to an iron pin on branch; thence with the branch as the line, N. 53-04 W. 220.7 feet; N. 85 W. 174 feet; S. 85-17 W. 128.5 feet; S. 85-17 W. 151.4 feet; N. 47-25 W. 146.6 feet; S. 87-24 W. 293.5 feet; thence N. 61-59 W. 31.3 feet to an iron pin in the center of another branch; thence with center of second branch, the following courses and distances, to wit: N. 28-56 E. 580.5 feet; N. 64-18 E. 76.4 feet; N. 6-14 W. 129.5 feet; N. 7-54 E. 163.6 feet; thence N. 32 W. 1096 feet to 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 of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove 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, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.