

MORTGAGE OF REAL ESTATE - Offices of HILL, JAMES, LONG, FORE, & WYATT, Attorneys at Law, Greenville, S. C.

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OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS, Sand-Tar Developers, Inc. -----

hereinafter called the mortgagor(s), is (are) well and truly indebted to Southern Bank & Trust Company
-----, hereinafter called the mortgagee(s),

in the full and just sum of Thirty-five Thousand and No/100 -----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

DUE AND PAYABLE One year from date -----

with interest from date ----- at the rate of eight ----- per centum per annum until paid;
interest to be computed and paid quarterly ----- and if unpaid when due to bear interest at the same
rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent
of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of
money aforesaid, and for the better securing the payment thereof, according to the terms of the said note,
and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly
paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the
said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of
Regency Hill Drive near the City of Greenville, in the County of Greenville, State of
South Carolina and shown on a plat prepared by Carolina Surveying Co. dated March, 1968
and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Regency Hill Drive at the joint corner of
property now or formerly of Botany Woods Building & Sales Co., Inc. and this tract, which
point is 391.8 feet, more or less, from the intersection of Regency Hill Drive with
Pleasantburg Drive and S. C. Highway 291 and running thence across said drive S. 5-19 E.,
140 feet, more or less, to a point in the line of property of Lakeforest Heights, Section 2,
running thence with the line of said subdivision N. 71-51 E., 30 feet, more or less, to a
point; thence N. 26-53 E., 127 feet to a point; N. 36-51 E., 136.3 feet to a point; N. 70-
39 E., 139.7 feet to a point; N. 53-14 E., 141.5 feet to a point; N. 75-41 E., 75.9 feet to
a point; N. 40-11 W., 64.6 feet to a point; N. 16-12 W., 157.2 feet; N. 6-0 W., 123.6 feet;
S. 77-07 W., 200 feet; N. 6-0 W., 140 feet; N. 77-07 E., 200 feet to a point on the line of
Section 1 of said subdivision; running thence N. 30-16 W., 254.6 feet to a point in the line
of Liberty Park; running thence with the line of said subdivision S. 74-34 W., 87 feet;
S. 83-35 W., 346 feet to a point in the line of Lakeforest Shopping Center; running thence
with that line S. 5-19 E., 390 feet, more or less, to the joint corner of property now or
formerly of Bernstein, Botany Woods Building & Sales Co., Inc. and this tract and running
thence the following courses and distances along the line of property of Botany Woods Building
& Sales Co., Inc. N. 64-01 E., 37.3 feet; S. 48-30 E., 175 feet to a point on Regency Hill
Drive which line is curved the chord of which is S. 0-41 E., 33.5 feet to a point; thence
continuing with said drive S. 47-08 W., 128 feet; S. 55-20 W., 50 feet; S. 67-55 W., 50 feet
S. 78-05 W., 50 feet to an iron pin, point of beginning.