

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OCT 21 11 25 AM '71

OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JHJ Corporation

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Bob Jones University, Inc. of Greenville, South Carolina** (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

-----**One hundred fifty-one thousand five hundred fifty and no/100**-----**DOLLARS (\$151,550.00)**,
with interest thereon from ~~date~~ **March 1, 1972** at the rate of **-7-** per centum per annum, said principal and interest to be repaid:

on or before June 1, 1972. Privilege is reserved to anticipate payment in whole or in part in any amount at anytime.

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, in **Paris Mountain Township**, containing 65.53 acres according to a plat entitled "Property of Bob Jones University" by Dalton & Neves dated July, 1971 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Watkins Road at the corner of property now or formerly belonging to Mrs. J. K. Ragsdale and running thence with Ragsdale line, N 73-13 E 1301 feet to an old iron pin on bank of Reedy River; thence with Reedy River as the line the following courses and distances: N20-02 W 475 feet; N 10-04 W 496.5 feet; N 12-47 W 170 feet; N 48-43 W 283.6 feet; N 48-58 W 439.1 feet; N 33 W 198 feet and N 14 W 112 feet to iron pin; thence leaving the river, N 89-49 W 602.7 feet to an iron pin; thence S 29-46 W 937.7 feet to an iron pin on the east side of Watkins Road; thence with the east side of Watkins Road, S 29-05 E 1620 feet to beginning corner.

It is anticipated that the within described property will be subdivided into not less than 150 lots. The mortgagee agrees to release any one of said lots upon payment of \$1400.00 by the mortgagors to the mortgagee, said sum to be applied against the principal balance due under this mortgage.

This being the same property conveyed to the mortgagor by deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.