

GREENVILLE CO. S. C.

Dec 5 12 40 PM '71

BOOK 1215 PAGE 356

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Camelot, Inc., hereinafter called the mortgagor, is well and truly indebted to First Piedmont Bank & Trust Company, hereinafter called the mortgagee, in the full and just sum of Two Hundred Fifty Thousand and No/100 (\$250,000.00) Dollars, in and by a certain promissory note in writing of even date herewith, due and payable eighteen (18) months from date at a rate equal to two (2%) per cent more than such rate as may be currently charged by First Piedmont Bank & Trust Company as its prime rate of interest, said interest rate to be adjusted if necessary as of the first day of each calendar quarter, and with said rate to initially be set at seven and one-half (7½) per cent per annum; said interest to be computed and paid eighteen (18) months from date; and if unpaid when due to bear interest at same rate as principal until paid, and the mortgagor has further promised and agreed to pay attorney's fees of a reasonable amount if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

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, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor 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 the following described real property:

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, situate, lying and being on the Western side of Bethel Road (S. C. Highway No. 48), being shown as Tract A, containing 73.3 acres, more or less, on a Plat entitled "Property of C & S National Bank, Trustee & James P. McNamara", made by Dalton & Neves Engineers, dated March, 1968, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book UUU, page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Bethel Road at a point where Gilders Creek runs under said road and at the corner of property formerly owned by James P. and Catherine F. McNamara and running thence along the eastern side of Bethel Road, S. 31-40 W. 1072.7 feet to an iron pin; thence continuing along the eastern side of Bethel Road, the following courses and distances, to-wit: S. 36-45 W. 85.3 feet to an iron pin; S. 40-27 W. 112 feet to an iron pin; S. 44-05 W. 113 feet to an iron pin; S. 48-07 W. 112 feet to an iron pin; S. 52-15 W. 113 feet to an iron pin; S. 55-31 W. 112 feet to an iron pin; S. 57-19 W. 100 feet to an iron pin; S. 60-42 W. 100 feet to an iron pin; S. 68-59 W. 100 feet to an iron pin; S. 71-08 W. 71.9 feet to an iron pin; and S. 74-51 W. 465.1 feet to an old iron pin; thence leaving Bethel Road and running S. 53-12 E. 231.5 feet to an old iron pin; thence S. 40-03 W. 845.8 feet to an old iron pin in or near the center of a branch; thence with the center of a branch as the line, following traverse courses and distances; S. 87 E. 95.9 feet to an iron pin; N. 89-45 E. 200 feet to an iron pin; S. 59-47 E. 168 feet to an iron; S. 51-13 E. 278 feet to an iron pin; S. 46-27 E. 254.1 feet to an iron pin; S. 67 E. 95.7 feet to an iron pin; S. 67-44 E. 200 feet to an iron pin; and S. 86-52 E. 145.2 feet to an old iron pin; thence leaving said branch and running N. 4-07 E. 779.1 feet to a stone; thence along the line of property now or formerly owned by Sarah M. Blakely, N. 40-48 E. 1339.8 feet to a stone; thence S. 9-05 E. 610 feet to an iron pin; thence along the line of Tract B shown on the aforementioned plat, N. 45-10 E. 1330 feet to an iron pin in or near Gilders Creek; thence with Gilders Creek as the line and running with the boundary of property formerly owned by James P. and Catherine F. McNamara, the traverse line of which is N. 45-01 W. 1318 feet to an iron pin, the point of beginning.