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GREENVILLE:CO. S. C.

APR 6 4 40 PM '72

OLLIE FARNSWORTH  
R. H. C.

BOOK 1228 PAGE 298

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carolina Sports Center, Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Forty-eight Thousand Seven Hundred Fifty -----  
DOLLARS (\$ 48,750.00 ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, May 1, 1987.

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northern side of New Easley Highway (Alternate U. S. Highway 123) near the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at a point in the center of Bent Bridge Road at the joint corner of property now or formerly of Whitmire and Hunt; thence with the line of said Whitmire property S. 23-07 W. 1140 feet, more or less, to an iron pin on the northern edge of the right-of-way for the New Easley Highway (Alternate U. S. Highway 123); thence with the northern edge of said right-of-way N. 86-20 E. 732 feet, more or less, to an iron pin at or near a farm road; thence N. 12-30 W. 668 feet to an iron pin in the line of property now or formerly of H. K. Townes; thence with the line of H. K. Townes N. 17 E. 488 feet to a point in the center of Bent Bridge Road; thence with Bent Bridge Road N. 84-20 W. 87.5 feet to a point; thence with the center of Bent Bridge Road S. 54-45 W. 138.5 feet to a point; thence still continuing with the center line of Bent Bridge Road S. 69-35 W. 90 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Alfred B. Robinson and W. Harry King dated March 31, 1972, and to be recorded herewith.