

GREENVILLE CO. S. C.

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BOOK 1236 PAGE 303

**OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE BY A CORPORATION**

Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Carolina Sports Center, Inc.

(herein called mortgagor) SENDS GREETING:

WHEREAS, ~~the said mortgagor~~ The Peoples National Bank has entered into a Loan Agreement with Carolina Sports Center, Inc., and in connection therewith has required the within mortgage as additional security for a promissory note of even date herewith; and

WHEREAS, the said mortgagor, Carolina Sports Center, Inc. a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Fifty Thousand (\$50,000.00) -----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable according to the terms and conditions set forth in a promissory note of even date herewith

with interest from _____, at the rate of _____ percentum until paid; interest to be computed and paid

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

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 to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said The Peoples National Bank, its successors and assigns:

All that piece, parcel or tract of land 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

*For Release 6.51 a.m. See Deed Book 922 Page 156 deed to Piedmont Baptist Center Inc
For Release 3.04 a.m. See Deed Book 960 Page 3 deed to First Baptist Evangelistic Church*