

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
AUG 3 8 52 AM '77  
ELIZABETH RIDDLE  
R.M.C.

BOOK 1243 PAGE 373

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CAMPUS DEVELOPMENT CO., INC., a South Carolina Corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto James C. Hughes and T. T. Hughes

(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 -----

Two Hundred Thousand and no/100----- Dollars (\$200,000.00-- ) due and payable in four annual principal installments of \$50,000.00, plus interest, as follows: One year from date \$62,000.00 shall be paid, including principal and interest; two years from date \$59,000.00 shall be paid, including principal and interest; three years from date \$56,000.00 shall be paid, including principal and interest; four years from date the balance of \$53,000.00, including principal and interest shall be paid; with interest thereon from date at the rate of six per centum per annum, to be paid: as set out above.

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, near the City of Greenville, containing 26.03

acres, more or less, as shown on plat of T. T. Hughes Estate Property, made by J. C. Hill, May 7, 1960, revised November 1, 1961, and having according thereto the following metes and bounds:

Beginning at an iron pin on the southern side of Cedar Lane Road and running thence S 31-51 W 885 feet to an iron pin; thence S 66-40 W 540 feet to an iron pin on Parker Road; thence along the northern side of Parker Road, N 63-54 W 15 feet to an iron pin; thence still with said road, N 69-02 W 700.6 feet to an iron pin; thence along a new line, N 39-30 E 1480 feet to an iron pin on Cedar Lane Road; thence along the southern side of said Road, S 57-06 E 194.9 feet to an iron pin; thence S 58-44 E 423.1 feet to an iron pin; thence S 58-09 E 211.6 feet to an iron pin, the point of beginning.

LESS, HOWEVER, that lot at the intersection of W. Parker Road and Rainbow Drive conveyed to H. C. Bates the 17th day of December 1963, and such portions of the within described property as may have been taken for road purposes by the South Carolina Highway Department and/or the County of Greenville.

It is anticipated that portions of the within described property will be released by the Mortgagees at the request of the Mortgagor, and the Mortgagor agrees to deposit the sum of \$10,000.00 for each acre so released in a federally insured savings and loan association account; and all such sums deposited shall constitute substitute collateral for the property released. The mortgagees shall have a security interest in said savings account only and shall not be entitled to receive any funds from said account except according to the installment due dates of the note secured by this mortgage. It is understood that the property will be released in sections running from Cedar Lane Road towards West Parker Road.

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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

See Release 20 972 Owe, see R.E.M. Book 1262 Page 507