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

SEP 26 4 24 PM '72

ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Rocky Creek Realty Company, a (hereinafter referred to as Mortgagor) SEND(S) GREETING:

partnership
WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Mortgage Company, Inc.

(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 Nine Hundred Fifteen Thousand and No/100

DOLLARS (\$ 915,000.00).

with interest thereon from date of the note to ~~be paid at the rate of 12% per annum~~ principal and interest to be paid ~~monthly~~ according to the terms of the aforementioned note and according to the terms of a Loan Agreement executed on even date herewith, the terms of which are incorporated by reference.

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, on the East side of Little Rocky Creek, on the South side of Big Rocky Creek and on the Western side of South Carolina Highway 14 and a County road, containing 163.8 acres, and having, according to a plat of the property of H. Hoke Smith, prepared by C. O. Riddle, Surveyor, December 1968, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway No. 14 and running thence N 77-42 W 33 feet to an iron pin; thence N 77-42 W 2,642 feet to an iron pin on Little Rocky Creek; thence continuing N 77-42 W 15 feet to center so said Creek; thence with Little Rocky Creek as the line, the traverse courses and distances of which are as follows: N 26-11 E 226.2 feet, N 31-13 E 250.4 feet, N 63-53 E 240.5 feet, N 24-48 E 252.1 feet, N 21-19 E 341.2 feet, N 38-38 E 236.1 feet, N 39-48 E 295.5 feet, N 36-39 E 196.8 feet, N 68-25 E 203.8 feet, N 48-15 E 211.0 feet, N 14-40 W 57 feet, S 83-30 E 46 feet, N 66-50 E 57 feet, N 30-40 W 63 feet, N 47-20 E 52 feet, N 19-00 W 57 feet, N 44-20 E 231 feet N 35-00 E 185 feet, N 52-01 E 327.6 feet, N 69-50 E 105 feet, N 29-50 E 275 feet, N 29-30 W 252 feet, N 27-10 E 153 feet, N 24-20 E 301 feet, N 8-10 E 102 feet, N 35-50 E 140 feet, N 47-30 E 96 feet, N 66-50 E 163.6 feet to a point in the center of Big Rocky Creek; thence with Big Rocky Creek as the line, the traverse courses of which are: S 61-58 E 195.6 feet, S 79-49 E 100 feet, S 33-39 E 100 feet, S 54-24 E 100 feet, S 71-21 E 103 feet, to a point in County road where creek crosses road; thence with said County road the following courses and distances: S 9-16 W 334.35 feet to an iron pin, S 4-24 W 700 feet to an iron pin, S 9-54 W 300 feet to an iron pin, S 0-24 W 1,338 feet to an iron pin, S 1-29 W 582.5 feet to an iron pin in the intersection of S. C. Hwy. No. 14 and the County road; thence with S. C. Hwy. No. 14; the following courses and distances: S 45-10 W 127.8 feet, S 29-55 W 100 feet, S 20-41 W 100 feet, S 19-26 W 637 feet to a point, the point of beginning.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, fronting on the Pelham Road and being (CONT.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or on back) 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.