

GREENVILLE CO. S. C.

OCT 3 12 02 PM '72

ELIZABETH RIDDLE
R.M.C.

600X 1251 PAGE 559

FHA Form No. 4175-B
CORPORATE
(Revised July 1964)

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Park Towne Estates Co., a Limited Partnership

organized and existing under the laws of South Carolina
having its principal place of business at 217 East Stone Avenue, Greenville, South Carolina
(hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co.

a corporation organized and existing under the laws of South Carolina, having its principal place of business at Greenville, South Carolina (hereinafter with its successors and assigns called the Mortgagee), in the sum of Seven Hundred Forty Seven Thousand, One Hundred and No/100 Dollars (\$ 747,100.00) as evidenced by Mortgagor's Note of even date herewith bearing interest from date on outstanding balances at seven per cent (7 %) per annum, said principal and interest being payable in monthly installments as provided in said Note with a final maturity of December 1, 2013, which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained, and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned;

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) 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, the following-described real estate situated in the Town of Simpsonville, County of Greenville, State of South Carolina:

All that certain piece, parcel or tract of land situate lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, on the southern side of Jonesville Road and on the eastern side of Academy Street and containing 5.19 acres as shown on plat entitled "Property of Park Towne Estates Co." by Campbell & Clarkson Surveyors, Inc. recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4J at Page 187, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin (P.O.B.) on the eastern right-of-way of Academy Street at the joint corner of property of Park Towne Estates Co. and property of the First Baptist Church, said iron pin being located S. 9-04 E. 233 feet from the intersection of the northern right-of-way of College Street and the eastern right-of-way of Academy Street; thence running along the eastern right-of-way of Academy Street N. 3-38 W. 185.8 feet to an iron pin on the eastern right-of-way of Academy Street; thence continuing with said right-of-way of Academy Street following the arc of a curve which curves to the right and which has a radius of 205.7 feet, the chord being N. 7-34 E. 72.9 feet to an iron pin on the arc of said curve and right-of-way of Academy Street; thence continuing along said curve and right-of-way of Academy Street, the chord being N. 26-19 E. 60.6 feet to an iron pin on the southern right-of-way of Jonesville Road; thence with the southern right-of-way of Jonesville Road N. 49-35 E. 485.8 feet to an iron pin; thence continuing with the southern right-of-way of Jonesville Road N. 48-23 E. 47.1 feet to an iron pin on the southern right-of-way of Jonesville Road at the corner of property of J. Brantley Phillips, Jr., Trustee; thence with the line of said Phillips property S. 41-23 E. 447.3 feet to an iron pin in the line of property owned by the Town of Simpsonville, S. C.; thence with the line of said Town of Simpsonville property S. 69-30 W. 250 feet to an iron pin in the line of property of First Baptist Church; thence with the line of said First Baptist Church property N. 26-00 W. 2.5 feet to an iron pin; thence continuing with the line of said First Baptist Church property S. 64-10 W. 544.6 feet to an iron pin on the eastern right-of-way of Academy Street, being the point of beginning.

Also, an easement and right-of-way for the purpose of constructing, maintaining and operating pipe lines, manholes and any other adjuncts necessary for the purpose of conveying sanitary sewage and industrial wastes; said easement and right-of-way includes all of the rights, title and interest granted by Frances Doris Jones Culbertson to J. Brantley Phillips, Jr. as Trustee by that certain easement agreement dated August 11, 1972, recorded in Deed Book 951, Page 541, Greenville County R.M.C. Office, reference to which is hereby made; said easement and right-of-way is located on the northwest side of the Jonesville Road in and upon property now or formerly owned by Frances Doris Jones Culbertson; the center line of said easement and right-of-way begins at an existing manhole as shown on the above referred to plat and runs thence S. 31-55 E. 30 feet to a point; thence N. 74-20 E. 229 feet more or less to the northwestern right-of-way line for the Jonesville Road; the said easement and right-of-way is 25 feet in width throughout as shown on said plat.

See Recorder's Journal Vol. 1251 Page 559