

FILED
GREENVILLE, CO. S. C.

MAY 25 10 30 AM '71

OLLIE FARNSWORTH
R. H. C.

BOOK 1192 PAGE 51

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

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN: Tara Apartments, Co., a Partnership

organized and existing under the laws of the State 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 Four Hundred Seventy Four Thousand, Two Hundred & No/100 Dollars (\$ 474,200.00) 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 April 1, 2012, 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 City of Greenville, County of Greenville, State of South Carolina:

All that certain piece, parcel or tract of land, situate, lying and being on the South side of Lowndes Hill Road in the City of Greenville, County of Greenville, State of South Carolina, containing 2.578 acres as shown on plat entitled "Tara Apartments, Co." by Campbell & Clarkson Surveyors, Inc. dated April 30, 1971, recorded in the RMC Office for Greenville County, South Carolina, on May 21, 1971, in Plat Book 4G, Page 143, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin (Point of Beginning) on the South right-of-way of Lowndes Hill Road at the joint corner of property of Tara Apartments, Co. and J. B. Smith, said iron pin being on tangent N. 89-07 E. 325 feet from the intersection of the rights-of-ways of Lowndes Hill Road and Woodlark Street; thence along the tangency of the said right-of-way of Lowndes Hill Road N. 89-07 E. 300 feet to an iron pin; thence continuing along said right-of-way following the arc of a curve which has a radius of 291 feet, the chord being N. 80-48 E. 63.25 feet to an iron pin on arc of said curve and right-of-way of Lowndes Hill Road; thence continuing along said curve and right-of-way of Lowndes Hill Road, the chord being N. 71-38 E. 70 feet to an iron pin on the said curve and right-of-way of Lowndes Hill Road at the joint corner of property of Tara Apartments, Co. and Sadie Smith; thence along the line of Sadie Smith property S. 33-57 E. 188.5 feet to an iron pin in the line of property of Table Rock Realty Co.; thence along the line of property of Table Rock Realty Co. the following courses and distances: S. 55-11 W. 199.25 feet to an iron pin; thence S. 73-15 W. 109.0 feet to an iron pin; thence N. 77-54 W. 60.1 feet to an iron pin; thence N. 68-12 W. 221.7 feet to an iron pin at the corner of property of J. B. Smith; thence along the line of J. B. Smith property N. 0-30 W. 170 feet to an iron pin on the South right-of-way of Lowndes Hill Road, being the point of beginning.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

30749

ASSIGNMENT

LEATHERWOOD, WALKER, TODD & MANN..

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FOR VALUE RECEIVED, C. DOUGLAS WILSON & CO. hereby assigns, transfers and sets over to The FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the within mortgage and the note which the same secures, without recourse.
Dated this 30 day of April, 1973

In the Presence of:

FILED

GREENVILLE CO. S. C.

C. DOUGLAS WILSON & CO.

Handwritten signatures of C. Douglas Wilson & Co. and witnesses.

BY *Donald L. Kline*

DONALD L. KLINE
SR. VICE PRESIDENT

Assignment Recorded April 30, 1973 at 4:19 P.M., #30749

For Regulatory Agreement to this Mortgage see REM Book 1192 page 59 #28183.