

REGULATION NO. 22  
MORTGAGE OF REAL ESTATE  
COMPLIED WITH  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

William B. Long, Jr.  
110 Main St., Greenville, S. C.

BOOK 1284 PAGE 147

11 1 31 PM '73 MORTGAGE OF REAL ESTATE  
DONNIE S. TANKERSLEY  
R.H.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, James C. Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Glen Oak Par 3 Golf Course, Inc., a South Carolina Corporation

(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 Forty Two Thousand and No/100-----

Dollars (\$ 42,000.00 ) due and payable

in One Hundred and Twenty equal monthly installments of Four Hundred and Eighty Seven and 66/100 (\$487.66) Dollars, beginning August 1, 1973, and on the first day of each month thereafter until paid in full, with any unpaid balance remaining at the date of said final payment to be due and payable therewith;

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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 northwestern side of Wade Hampton Boulevard (U.S. Hwy. No. 29), being shown and designated as 1.00 acres on a plat entitled "Property of Ann T. Lindsay", dated April, 1973, by Dalton & Neves Company, Engineers, and as shown on a later plat entitled "Property of James C. Watkins, Jr.", dated June, 1973, by Dalton & Neves Company, Engineers, said latter plat being recorded herewith in Greenville County Plat Book 5 A at page 91, and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pine Knoll Drive, said iron pin being located at a point S. 18-24 W. 661 feet from the joint rear corner on Pine Knoll Drive of other property of the Grantor herein and property owned now or formerly by Wade Hampton Garden Center and running thence with the southeastern edge of Pine Knoll Drive S. 18-24 W. 56 feet to an iron pin; thence continuing with the southeastern edge of Pine Knoll Drive S. 8-49 W. 129 feet to an old iron pin at the joint rear corner with property now or formerly owned by Sara Bruin; thence with said Bruin line S. 66-38 E. 248.8 feet to an old iron pin on the northwestern edge of the present right-of-way of Wade Hampton Boulevard (U.S. Hwy. No. 29); thence with the northwestern edge of the present right-of-way of said Wade Hampton Boulevard N. 43-08 E. 125 feet to an iron pin at the joint front corner of the subject lot with other property owned by the Grantor herein; thence N. 55-48 W. 334.5 feet to the point of beginning.

This being a portion of that property conveyed to Mortgagee herein by deed of John W. Lindsay and M. G. Syracuse dated October 5, 1962 and recorded October 6, 1963, in Greenville County Deed Book 708 at page 253.

This is a Purchase Money Mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all fixtures, plant, and furniture 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 herein above described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to grant and convey unto the Mortgagee, its heirs, successors and assigns, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

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