

MORTGAGE OF REAL ESTATE ^{BOOK 1285 PAGE 392} ^{FILED} ^{GREENVILLE CO. S. C.} ^{23 Dec 11 1973} ^{Thorton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.}

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R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Piedmont Developers, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Glen Oak Par 3 Golf Course, 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

Eighty-Five Thousand and No/100----- DOLLARS (\$ 85,000.00).

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: at the rate of \$8,500.00 per year plus interest computed at the rate of 6% per annum on the unpaid balance, the first payment being due July 20, 1974, and a like payment plus interest on the 20th day of July of each year thereafter for a total of ten (10) years.



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, situate on the North-western side of U. S. Highway 29 in the County of Greenville, State of South Carolina, being shown as a tract containing 2.53 acres on a plat of property of Piedmont Developers, Inc. dated June, 1973, prepared by Dalton and Neves Company, Engineers, recorded in Plat Book 5-6 at Page 4 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of U. S. Highway 29 at the corner of property now or formerly belonging to Wade Hampton Garden Center and running thence with said U. S. Highway 29, S. 43-08 W. 21.4 feet to an iron pin; thence still with said Highway right-of-way, N. 46-52 W. 25 feet to an iron pin; thence still with said Highway, S. 43-08 W. 178.6 feet to the center of a creek; thence with the center of the creek as the line, the traverse line being as follows: N. 62-00 W. 65 feet, N. 36-55 W. 146 feet, N. 47-00 W. 290 feet to a point on the south-eastern side of Pine Knoll Drive; thence leaving said creek and running with Pine Knoll Drive, N. 18-24 E. 200 feet to an iron pin at the corner of property now or formerly belonging to Wade Hampton Garden Center; thence with said property S. 47-53 E. 605.3 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by Deed of the Mortgagee to be recorded herewith.

It is understood that this is a purchase money mortgage given to secure the balance due on the purchase price for the above described property.

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

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