

STATE OF SOUTH CAROLINA } FILED
GREENVILLE CO. S.C. } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville }
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WHEREAS, Redmond-Huguenin Enterprises, a limited partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

C. Douglas Wilson & Co., 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

One Hundred Seventy-Five Thousand and no/100-----Dollars (\$ 175,000.00) due and payable

One Year from Date

To be paid according to the terms set forth on that note from Mortgagor to Mortgagee of even date herewith, for which this mortgage stands as security. The terms of said note are incorporated herein by reference and made a part hereof.

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, containing 38.78 acres and having according to a plat prepared by Carolina Engineering and Surveying Company, dated 27 January 1973, the following metes and bounds:

BEGINNING at an iron pin on the right of way of Pelham Road and running thence S. 58-05 E. 993.7 feet to an iron pin at the joint corner with property now or formerly of Annie M. Inglesby; thence turning and running S. 31-51 W. 899.0 feet to an iron pin; thence S. 24-30 E. 487.6 feet to an iron pin at the F.S. Inglesby corner; thence S. 51-35 W. 962.7 feet to an iron pin; thence N. 68-0 W. 118.8 feet to a concrete monument; thence N. 76-0 W. 103 feet to an iron pin; thence N. 0-18 E. 1572.5 feet to an iron pin; thence 78-00 E. 220.0 feet to an iron pin; thence N. 13-00 E. 754.0 feet to an iron pin at the point of beginning. GRANTOR also conveys to Grantee all his right, title and interest in and to the rights of way of all roads adjoining said tract.

LESS HOWEVER: 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 within the corporate limits of the City of Greenville, containing 11.45 acres and being shown on a plat entitled "Plat of land cut from lands of W. G. Redmond" prepared by Heaner Engineering Co., Inc. of Greenwood, S. C., dated June 28, 1973, and recorded in the RMC Office for Greenville County in Plat Book 4Z at Page 49, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the line of property of Annie M. Inglesby which iron pin is located S. 31-51 W. 150.25 feet from an old iron pin on the right of way of Pelham Road and running thence with the line of property of Annie M. Inglesby, S. 31-51 W. 748.75 feet to an iron pin at the corner of property identified as "W.G. Redmond"; and running thence along the line of said property N. 73-09-09 W. 560.90 feet to an iron pin; running thence S. 14-23-10 W. 244.09 feet to an iron pin; running thence N. 89-42 W. 160.00 feet to an iron pin in the line of property identified as "Greenville Airport Commission"; running thence along the line of said property N. 0-18 E. 230 feet to an iron pin in the line of property identified as "W. G. Redmond"; running thence with the line of said property S. 84-04-51 E. 104.78 feet to an iron pin; running thence N. 5-55-09 E. 270 feet to an iron pin; running thence S. 82-04-51 E. 220 feet to an iron pin; running thence N. 3-32-20 E. 86.71 feet to a manhole; running thence N. 30-35-46 E. 326.04 feet to an iron pin; running thence S. 81-50-21 E. 583.39 feet to an iron pin; running thence S. 58-05 E. 62 feet to the point of beginning. ALSO: A permanent easement for ingress and egress from Pelham Road to the above described property over and across the following described property. (Over)--(Continued) -- See Attached sheet

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 heating, plumbing, and lighting 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.

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 hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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