

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE  
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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DO NOTED BY THE CLERK  
MAY 13 4 25 PM '57

WHEREAS, S-D Land Corp. , a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto Brooks R. Prince and H. T. Sears, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Ninety-Seven Thousand Two Hundred Fifty and 00/100-----Dollars (\$97,250.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of AS/ stated in said note per centum per annum, to be paid as provided for in said note; and,

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 piece, parcel or tract of land, located, lying and being on the southwestern side of South Carolina Highway No. 106 (also known as Piedmont Golf Course Road) and on the eastern side of Grove Creek and on the northern side of Emily Lane (also known as Moonville Road), containing 141.13 acres, more or less, as shown on plat entitled "Property of C. D. Griggs", prepared by Webb Surveying and Mapping Company, dated May, 1957, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 106 at a point where Grove Creek intersects with said highway and running thence along the center of said highway, S. 57 E. 95 feet to a point in the center of said road; thence S. 29 E. 116.8 feet, more or less, to an iron pin on the southwestern side of South Carolina Highway No. 106; thence along the southwestern side of said highway, S. 60-20 E. 1,513.4 feet to an iron pin; thence, continuing along said highway, S. 61-15 E. 36.9 feet to an iron pin; thence, leaving said road and running S. 17-30 W. 169.5 feet to an iron pin; thence S. 41-45 E. 835 feet to an iron pin; thence S. 41-45 E. 1,435 feet to an iron pin in a county road known as Grove Road; thence along said road S. 23-35 W. 102 feet to a point in the intersection of said Grove Road and Emily Lane; thence along the center of said Emily Lane (also known as Moonville Road) S. 62-20 W. 561.2 feet to a point; thence, continuing along the center of said Emily Lane, S. 62-20 W. 854.5 feet to a point; thence, continuing along the center of said Emily Lane, S. 73-30 W. 304.3 feet to a point; thence continuing along the center of said Emily Lane, S. 66-13 W. 184 feet to a point; thence, leaving said Emily Lane and running N. 50 W. 821 feet to an iron pin; thence N. 67 W. 917 feet to a point in Grove Creek; thence along Grove Creek, which is the line, in a northerly direction 2,850 feet, more or less, to the point and place of beginning.

LESS, HOWEVER, a tract of 4.8 acres, more or less, heretofore conveyed by Caroline B. Griggs to C. D. Griggs, Jr. by deed recorded in the RMC Office (Continued on attached sheet)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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