

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Harbor Town Limited Partnership

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

WHEREAS, the Mortgagor is well and truly indebted unto Southern Mortgage Company (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 Three Hundred Fourteen Thousand One Hundred Ten-----DOLLARS (\$314,110.00-----) with interest thereon from date at the rate of-----per centum per annum; said principal and interest to be repaid as follows:

payable six (6) months from date together with interest at a rate equal to The Chase Manhattan Bank Prime rate plus three percent (3%) per annum to be adjusted as of the 15th day of each month and to be computed and paid at maturity.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, being known and designated as Tract No. 1 and Tract No. 2, as shown on plat made by L. Marion Wood, R.L.S., dated June 7, 1972, and recorded in RMC Office in Book 4-J, Page 197, and being more fully described from said plat as follows:

TRACT NO. 1: BEGINNING at a point center line S. C. Hwy; S 23-63, Saluda Dam Road and intersection of Stanley Drive, and running thence with center line of Stanley Drive N 58-15 W, 312 feet; thence N 55-55 W, 237 feet; thence N 58-45 W, 247 feet; thence N 54-25 W, 200 feet; thence N 43-00 W, 100 feet; thence N 35-35 W, 46.5 feet; thence N 31-45 W, 266.7 feet to intersection of Stanley Drive and unnamed street; thence N 16-30 W, 53.2 feet to 30 foot right-of-way of Stanley Drive and unnamed street; to an iron pin, point of beginning; thence along 30 foot right-of-way on Stanley Drive N 54-30 W, 20.8 feet to a point; thence N 71-08 W, 67.8 feet to a point; thence N 85-33 W, 68.8 feet to a point; thence S 77-30 W, 66.5 feet to a point; thence S 69-30 W, 254.6 feet to a point; thence S 61-30 W, 103.3 feet to a point; thence S 55-51 W, 148.9 feet to a point; thence S 64-04 W, 64.7 feet to a point; thence S 77-54 W, 51.5 feet to a point; thence N 82-35 W, 25.3 feet to a point; thence N 58-19 W, 57.9 feet to a point; thence N 45-45 W, 57.0 feet to an iron pin; thence S 44-15 W, 30 feet to center line of Stanley Drive; thence with center line of Stanley Drive N 45-45 W, 129 feet to an iron pin on corner of lands now or formerly owned by C. H. Pitts; thence with line of lands now or formerly owned by C. H. Pitts S 17-00 E, 33.5 feet to an iron pin; thence S 83-30 W, 83.7 feet to an iron pin; thence S 60-05 W, 111.9 feet to an iron pin on shoreline of Saluda Lake; thence with shoreline of said lake N 49055 W, 149 feet to an iron pin; thence N 6-55 W, 100 feet to an iron pin; thence N 29-00 E, 93 feet to an iron pin; thence N 51-30 E, 370 feet to a point; thence N 67-00 E, 75 feet to a point; thence N 37-55 E, 55 feet to an iron pin; thence leaving shoreline of Saluda Lake running with line of property now or formerly owned by John P. Ashmore, Jr., S 60-06 E, 279 feet to an iron pin; thence N 23-50 E, 150 feet to an iron pin on corner of property now or formerly owned by E. Randolph Stone; thence S 66-10 E, 198.8 feet to an iron pin; thence N 50-30 E, 123.5 feet to an iron pin at edge of 50 foot right-of-way of unnamed street on line of lands now or formerly owned by Stone; (Description Continued on Back Page)

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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