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MORTON BRANDY MARCHBANKS ASHMORE CHAFMAN & BRANAN P.A. 107 E. 11th STREET GREENVILLE S.C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, Carolina Springs Golf and Country Club, Inc. 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 Palmetto Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of **Sixty Thousand and No/100ths** Dollars
\$ 60,000.00 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 nine 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:

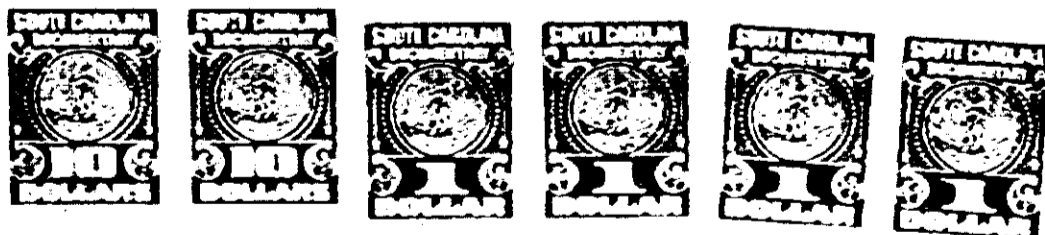
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 with all improvements thereon situate, lying and being in Greenville County, South Carolina, containing 4.0 acres, more or less, being shown and designated on Plat of Property of Whippoorwill Country Club" (Club House Site) prepared by William R. McCoy, R.L.S., dated January 22, 1969 recorded in the RMC Office in Greenville County, South Carolina, in Plat Book TTT at Page 68C and having according to said plat the following metes and bounds to-wit:

BEGINNING at a railroad spike in Scuffletown Road, which railroad spike is a point .5 miles, more or less, southeast of the intersection of Scuffletown Road and Jones Mill Road, and running thence S. 55-30 W. 300 feet to an iron pin; thence S. 24-44 W. 540.0 feet to an iron pin; thence N. 55-33 E. 355.1 feet to a railroad spike in Scuffletown Road; thence, along said road N. 30-34 W. 533.8 feet to a railroad spike, the point and place of beginning.

The property described herein is a portion of the property conveyed to the Mortgagor herein by deed of Hugh B. Cooper, et al, dated February 21, 1975 which deed was recorded in the RMC Office for Greenville County in Deed Book 1014 at Page 96.

The above described property is shown on a plat recorded in the RMC Office in Greenville County, South Carolina in Plat Book 5J at Page 47.



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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