



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Greenville Gun Club, Inc.

(Hereinafter referred to as Mortgagee) SENDS GREETINGS:

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Seven

Thousand Five Hundred and No/100 ----- (\$ 7,500.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions) said note to be repaid with interest at the rate or rates therein specified in installments of

Ninety-five and 61/100----- \$ 95.01 Dollars each on the first day of each

month hereafter on advance until the principal amount with interest has been paid in full; such payments to be applied first to the payment of interest computed monthly on unpaid principal balance, and then to the payment of principal with the last payment of not more than to be due and payable 10 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any local laws or the Charter of the Mortgagee, or any stipulations set forth in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagee, in consideration and full faith and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee, and the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged has granted, conveyed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain parcel, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, State of South Carolina, in Gantt Township, containing 46.5 acres and having according to a plat prepared by Carolina Engineering and Surveying Company, dated 6 October, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Standing Springs Road, at the point where this road is intersected by a dirt road, and running thence along the center of said dirt road S. 0-56 W. 200 feet to a bend in said road; thence continuing with said road S. 11-26 W. 351 feet to a bend in said road; thence continuing with said road S. 02-35 W. 282 feet to a point; thence continuing with said road S. 11-06 E. 178 feet to a bend in said road; thence continuing with said road S. 21-25 E. 485 feet to a point in said road; thence continuing with said road S. 26-38 E. 99 feet to an iron pin in line of property now, or formerly, belonging to Henry Willimon; thence with line of property now, or formerly, of Henry Willimon N. 88-59 W. 1,095.3 feet to an iron pin in line of property owned now, or formerly, by Larry Franks; thence with line of property owned now, or formerly, by Larry Franks N. 31-44 W. about 1,220 feet to an iron pin in the center of East Second Avenue; thence with the center of East Second Avenue the following courses and distances: N. 57-01 E. 120 feet to a point, N. 34-53 E. 246 feet to a point, N. 99-11 E. 110 feet to a point N. 55-25 E. 226 feet to a point, N. 44-40 E. 500 feet to a point in the center of Standing Springs Road; thence with Standing Springs Road S. 55-14 E. 438 feet to a point; thence continuing with said road S. 69-02 E. 328 feet to the beginning corner.



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