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X State of South Carolina

FILED GREENVILLE CO. S. C.

BOOK 1432 PAGE 979

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Mortgage of Real Estate

County of Greenville

DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE made this 24th day of May, 19 78

by GREENVILLE COUNTRY CLUB

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Greenville Country Club is indebted to Mortgagee in the maximum principal sum of Two Hundred Fifty Thousand and No/100 Dollars (\$ 250,000.00), which indebtedness is evidenced by the Note of Greenville Country Club of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is twelve months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 250,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

PARCEL NO. 1:

All that certain piece, parcel or tract of land situate, lying and being at the Northeasterly corner of the intersection of Byrd Boulevard and Riverside Drive in the City of Greenville, County of Greenville, State of South Carolina, as shown on plat entitled "Property of Greenville Country Club", prepared by Jones Engineering Services, dated August, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQQ at page 59, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in or near the center of the intersection of Byrd Boulevard and Riverside Drive and running thence with the center line of Byrd Boulevard N. 25-15 W. 2214 feet to an iron pin on the Northerly side of a 25 foot access road; thence with the Northerly side of said 25 foot access road N. 51-57 E. 328.1 feet to an iron pin; thence continuing with the Northerly side of said 25 foot access road N. 68-45 E. 350.5 feet to an iron pin; thence still continuing with the Northerly side of said 25 foot access road N. 59-40 E. 340.3 feet to an iron pin; thence N. 34-01 W. 221.8 feet to an iron pin in or near the center of a branch; thence with the center of said branch as the line, having traverse lines as follows: S. 82-30 E. 140.2 feet to an iron pin, thence N. 78-10 E. 100.7 feet to an iron pin, thence N. 74-13 E. 100 feet to an iron pin, thence N. 77-17 E. 113 feet to an iron pin, thence N. 77-12 E. 149.8 feet to an iron pin, thence N. 76-05 E. 356.9 feet to an iron pin, thence N. 38-37 E. 188 feet to an iron pin, thence N. 4-16 E. 98.7 feet to an iron pin and thence N. 5-55 E. 292.7 feet to a point in or near the center of Reedy River; thence N. 64-12 E. 360 feet to a point in or near the center of Cleveland Street; thence with the center line of Cleveland Street, the following chords and distances: S. 33-28 E. 100 feet to a point, thence S. 25-12 E. 100 feet to a point, thence S. 17-27 E. 100 feet to a point, thence S. 12-44 E. 100 feet to a point, thence S. 18-25 E. 100 feet to a point, thence S. 37-05 E. 100 feet to a point, thence S. 51-43 E.

(Cont'd. on attached Rider)

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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