

C & S
P.O. Box 1449
Greenville, SC 29602

FILED
GREENVILLE CO. S.C.
APR 31 4 53 PM '78
S. T. JAMES
REC'D

REAL ESTATE MORTGAGE

BOOK 1439 PAGE 888

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said GREENVILLE ATHLETIC CLUB, INC.,
 hereinafter called Mortgagor, in and by its certain Note or obligation bearing
 even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
 NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
 sum of Five Hundred Thousand and No/100 Dollars (500,000.00),
 with interest thereon payable in advance from date ~~XXXXXX~~ as set forth in note
 of even date herewith ~~XXXXXX~~
 (Monthly, Quarterly, Semiannual or Annual) ~~XXXXXX~~
 Beginning on _____, 19____, and on the same day of
 each _____ period thereafter, the sum of
 _____ Dollars (\$ _____)
 and the balance of said principal sum due and payable on the _____ day of _____, 19____.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

sets forth the interest rate and repayment requirements. Any

Said note ~~XXXXXX~~ default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

ALL that certain piece, parcel or lot of land lying and being on the southeasterly side of Lowndes Hill Road, in Greenville County, South Carolina, according to a plat of "Property of Edmund L. Potter and J. Cooper Shackelford" prepared by Campbell & Clarkson dated December 19, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in Lowndes Hill Road, said nail being 480.62 feet, more or less, in a northeasterly direction from intersection of Lowndes Hill Road and Frontage Road and running thence in Lowndes Hill Road N 51-14 E 180.0 feet to a nail in said Lowndes Hill Road; turning and running thence S 28-29 E 304.5 feet to a point; turning and running thence S 51-18 W 135.58 feet to a point; turning and running thence N 36-52 W 299.6 feet to a nail in Lowndes Hill Road, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Board of Stewardship of the Associate Reformed Presbyterian Church recorded in the RMC Office for Greenville County, S. C., in Deed Book 1082, page 310 on June 30, 1978.

ALSO: All of Mortgagor's rights, title and interest in and to that certain Lease Agreement dated April 28, 1978, between J. C. Shackelford and Edmund L. Potter (as Landlords) and Greenville Athletic Club, Inc. (as Tenant) covering a parcel of land which is contiguous to the property described above.

(CON'T ON LAST PAGE OF MORTGAGE)

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