

OFFICE FILED
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SHERSLEY

MORTGAGE

1477-413

THIS MORTGAGE made this 14 day of August 1979 by the Mortgagor, Fountain Inn-Simpsonville Country Club, Inc. (herein "Borrower"), and the Mortgagee UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Greenville, South Carolina 29644 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Three Hundred Thirty One Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1999.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: Fairview Township, containing 196 acres, more or less, being the major portion of Tract 3 of the A. R. Hunter Estate, according to plat by J. W. Riddle, August, 1947 revised in accordance with note on said plat and this plat is to be recorded in the RMC Office for Greenville County, being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of a county road, being a newly surfaced point as will appear on said plat and running thence N. 87-22 E., 574.6 feet to an iron pin; thence S. 30-15 E., 330 feet to an iron pin; thence N. 88-50 E., 724.2 feet to an iron pin; thence N. 88-50 E., 415.8 feet to an iron pin; thence S. 23-14 W., 1922 feet to a stone; thence S. 60-55 W., 1887 feet to an iron pin; thence S. 36 E., 264 feet to an iron pin; thence S. 25-30 W., 3142 feet to an iron pin; thence N. 70 W., 479 feet to an iron pin; thence S. 80 W., 67 feet to an iron pin; thence N. 59 W., 390 feet to an iron pin; thence N. 42-30 W., 575 feet to an iron pin; thence N. 2 E., 430 feet to an iron pin; thence N. 15 E., 1480 feet to an iron pin; thence N. 25-30 E., 260 feet to a maple; thence N. 12 W., 492 feet to an iron pin; thence N. 35-30 W., 285 feet to an iron pin; thence N. 64-15 W., 291.3 feet to an iron pin; thence N. 64-15 W., 272.7 feet to an iron pin; thence N. 58-30 W., 203 feet to an iron pin; thence N. 14-57 E., 1360 feet to an iron pin; thence N. 5-47 E., 838 feet to an iron pin; thence N. 31-21 E., 920 feet to an iron pin; thence N. 16-12 E., 616 feet to an iron pin; thence N. 18-22 E., 173.9 feet to the beginning, being the same property conveyed to mortgagor in Deed Book 565, Page 263, from F. A. Hunter and recorded November 15, 1956.

ALSO:

ALL that lot of land lying near the Town of Fountain Inn, County of Greenville, State of South Carolina, shown as 2.0 acres on plat of property of Fountain Inn-Simpsonville Country Club by Piedmont Engineering Service, recorded in Plat Book CCC, Page 85 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING on the southern edge of the dirt drive at the corner of property of Fountain Inn-Simpsonville Country Club, thence along said

SEE ATTACHED!!!!

which has the address of Country Club Road Fountain Inn
(Street) (City)
South Carolina 29644 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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