

BOOK 1484 PAGE 314

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } MORTGAGE

FILED  
S. C.

SEP 11 11 50 AM '79  
GONNERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
PREMIER INVESTMENT CO., INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Realtec Managment, Inc, and John D. Patterson, d/b/a Quail Ridge Properties, and Quail Ridge Properties, a Joint Venture consisting of Real-\*\* (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date terms of which are incorporated herein by reference, in the sum of One Hundred Forty Two

Thousand and no/100----- DOLLARS (\$ 142,000.00),

with interest thereon from date at the rate of 8.5 per centum per annum, said principal and interest to be repaid:

Interest at 8 1/2% to be computed and paid with each release with any unpaid interest and the entire unpaid principal balance due on or before August 31, 1981. Mortgagee agrees to release individual lots from the lien of the mortgage on the basis of one lot released for each \$5,000.00 paid on principal. The privilege to prepay in whole or in part at any time without penalty is granted. Richard McIntyre is authorized to execute releases on behalf of the mortgagee.  
\*\*tec Management and John D. Patterson

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lots 1, 2 and 5 on plat of QUAIL RIDGE, SECTION I, recorded in Plat Book 5 P at page 73, having such courses and distances as will appear by reference to said plat.  
All those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lots 1, 4 and 5 on plat of QUAIL RIDGE, SECTION III, recorded in Plat Book 6 H at page 93 and having such courses and distances as will appear by reference to said plat.  
All those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lots 8 and 9 on plat of Sec. 3, Quail Ridge, Property of Quail Ridge Properties, Inc., recorded in Plat Book 7K at page 56 and having such courses and distances as will appear by reference to said plat.  
All that piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, shown as approximately 12.925 acres and having the following courses and distances:

BEGINNING at an iron pin on Phillips Lane at the curve with Northridge Road and running thence along Phillips Lane, N. 17-57 W. 495 feet to an iron pin; thence abng property of Richard L. Crain, N. 59-15 E. 123.53 feet to an iron pin; thence N. 32-37 E. 48.15 feet to an iron pin; N. 54-57 E. 186.15 feet to an iron pin; thence N. 67-46 E. 105.57 feet and N. 34-31 E. 312.95 feet to an iron pin; thence S. 69-00 E. 127.36 feet to an iron pin; thence along property now or formerly of Hudson, S. 14-37 E. 829.57 feet to an iron pin; thence N. 78-33-30 W. 262.7 feet to an iron pin; thence N. 57-47 W. 50 feet, more or less, to an iron pin; thence along Northridge Road, S. 33-45-30 W. 12 feet to an iron pin; thence S. 35-18 W. 390.6 feet to an iron pin; thence S. 44-29 W. 85.9 feet and S. 62-52 W. 85.9 \*\*

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

\*\* feet to iron pin in curve; thence with curve, N. 62-57 W. 35.35 feet to iron pin, the point of beginning.  
Being the same property conveyed by mortgagee to mortgagor by deed recorded herewith.

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