

FILED
GREENVILLE S.C.

AUG 1 9 50 AM '83

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 1st day of August, 1983, by and between WORLD INDOOR SPORTS, INC.

(hereinafter referred to as mortgagor) and BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as mortgagee), who maintains an office and place of business at 7 North Laurens Street, Greenville, South Carolina 29601

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina

All that piece, parcel or tract of land containing 4.25 acres, more or less, situate, lying and being on the southwestern side of Congaree Road, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Property of World Indoor Sports, Inc.", prepared by Freeland & Associates, dated July 28, 1983, and recorded in the RMC Office for Greenville County in Plat Book 90, at page 62, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Congaree Road, at the joint corner of property herein conveyed and property of L. A. Brock, which iron pin is located 214.7 feet in a southwesterly direction from the intersection of Congaree Road and Webb Road, and running thence with the southwestern side of Congaree Road S. 41-20 E. 56.47 feet to an iron pin; thence S. 23-26 W. 372.68 feet to an iron pin; thence S. 49-43 E. 120 feet to an iron pin; thence S. 49-39 E. 175.40 feet to an iron pin; thence S. 30-46 W. 308.08 feet to an iron pin; thence S. 59-33 W. 369.96 feet to an iron pin; thence N. 27-07 W. 99.93 feet to an iron pin; thence N. 23-33 E. 644.08 feet to an iron pin; thence N. 23-17 E. 195.45 feet to an iron pin; thence N. 23-25 E. 183.96 feet to an iron pin on the southwestern side of Congaree Road, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Hargrove Doutes, III et al dated Oct. 1, 1974, and recorded in the RMC Office for Greenville County in Deed Book 1007, at page 671, on Oct. 2, 1974.

RECORDED IN THE R.M.C. OFFICE
GREENVILLE, SOUTH CAROLINA
TAX \$224.00

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated August 1, 1983 in the principal sum of \$ 560,000.00 signed by Robert E. Provost and Lorraine in behalf of P. Provost WORLD INDOOR SPORTS, INC., d/b/a Greenville Racquet Club

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