

LAW OFFICES OF LATHAN SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C. BOOK 83 PAGE 1557 PAGE 89

NOV 5 10 04 AM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

LEATHERWOOD, WALKER, TODD & WANA

WHEREAS, Four Square, a South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bonaventure Partnership, a South Carolina Partnership

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixty-Eight Thousand One Hundred Two and 03/100--

Dollars (\$ 68,102.03 ) due and payable

as provided for in Promissory Note executed of even date herewith.

lying and being in the County of Greenville, State of South Carolina, shown on a plat entitled "Dr. Terrell H. Leeke", dated September 17, 1980, prepared by W. R. Williams, Jr., containing 25.0 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap located in the center of Standing Springs Road at a point 1,657 feet from Ferguson Road and running thence N.61-42 E. 33 feet to an iron pin; thence turning and continuing to follow the same course, N.61-42 E. 2,603.0 feet to an iron pin located on the bank of the Reedy River; thence turning and following the river as the line, S.57-07 E. 73.5 feet to an iron pin; thence turning and running S.48-09 W. 636.47 feet to an iron pin; thence turning and running S.82-30 W. 189.67 feet to an iron pin; thence turning and running S.31-35 E. 410.68 feet to a cedar; thence turning and running S.64-45 W. 583.90 feet to an iron pin; thence turning and running S.51-13 W. 533.32 feet to an iron pin; thence turning and running N.63-57 W. 360 feet to an iron pin; thence turning and running S.38-57 W. 274.7 feet to an iron pin; thence turning and running S.58-57 W. 165 feet to an iron pin; thence turning and running S.31-12 W. 182.9 feet to an iron pin; thence turning and running S.16-00 W. 141.58 feet to a spike located in the center of Standing Springs Road; thence turning and following the center of said Road, N.17-08 W. 390.40 feet to a nail and cap; thence continuing to follow the center line of said Road, N.17-07 W. 259.60 feet to the point of beginning.

JAN 27 1984

THIS is the same property as that conveyed to the Mortgagor herein by deed from Bonaventure Partnership, a South Carolina Partnership, recorded in the RMC Office for Greenville County of even date herewith.

MORTGAGEE'S mailing address: 850 Wade Hampton Boulevard  
Greenville, S. C. 29609

*Paid in full this 24th day of January, 1984*

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, are considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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LEATHERWOOD, WALKER, TODD & WANA

RECORDED  
GREENVILLE CO. S.C. 11/5/81