

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

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

15 3 26/1977
LOUISE C. TARKENTLEY
R.M.C.

WHEREAS, Pelham Oaks Racquet & Swim Club, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Henry C. Painter, Jr. & Genevieve P. Bishop
Executor and Executrix of the estate of Ella Jane S.
Painter, Deceased.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

Thirty-seven Thousand Five Hundred Twenty-three
and 50/100----- Dollars \$ 37,523.50 due and payable

one year from date

with interest thereon from date at the rate of 6 3/4% per centum per annum, to be paid at maturity.

The parties agree that the maker may anticipate payment without penalty.

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, the Mortgagee's heirs, 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, on the south side of Pelham Road,
containing 7.55 acres as shown on plat of property entitled "Pelham Oaks
Racquet & Swim Club, Inc." prepared by Campbell & Clarkson Surveyors, Inc.
dated February 7, 1974 and recorded in plat book 5B at page 75 in the RMC
Office for Greenville County, S. C. and having, according to said plat, the
following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the south side of Pelham Road located
approximately 178.5 feet west of Bridle Path Lane and running thence
S. 7-05 E. 326.03 feet to an iron pin; thence N. 65-41 E. 238.49 feet
to an iron pin; thence N. 87-03 E. 178 feet to an iron pin; thence
S. 11-25 E. 443.50 feet to an iron pin; thence S. 78-39 W. 729.96 feet
to an iron pin; thence N. 7-10 W. 443.68 feet to an iron pin; thence
N. 87-46 E. 240 feet to an iron pin; thence N. 7-05 W. 344.14 feet to an
iron pin located on the southern side of Pelham Road; thence running
with Pelham Road N. 85-42 E. 50 feet to an iron pin the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appor-
taining, 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, be 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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