

Mortgagee's mailing address: 301 College Street, Greenville, S. C. 29602

BOOK 1425 PAGE 261

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, Canebrake Recreation, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Service Corporation

(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

One Hundred Eighty Thousand and No/100-----Dollars (\$ 180,000.00 ) due and payable

Principal is due and payable in full on or before five years from date, together with interest thereon from date at the rate of Ten (10%) per centum per annum to be computed and paid monthly until paid in full with first interest payment due on the first day of April, 1978,

with interest thereon from date at the rate of 10 per centum per annum, to be paid: monthly

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 that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville located at the intersection of the northern side of Kings Mountain Drive; thence with the eastern side of Batesville Road and being a portion of that unnumbered tract entitled "Reserved by Owner" as shown on plat of Canebrake I being recorded in Plat Book 5P at Page 46 and having according to a more recent survey entitled "Canebrake Recreation Area" prepared by Arbor Engineering Co dated October 3, 1977 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Batesville Road as it begins its intersection with the northern side of Kings Mountain Drive and running thence with the intersection of said roads S. 63-46 E. 35.36 feet to an iron pin on the northern side of Kings Mountain Drive; thence with said drive N. 71-14 E. 173.62 feet to an iron pin; thence continuing with said drive N. 66-55 E. a chord distance of 133.99 feet to an iron pin; thence N. 2-38 W. 174.91 feet to an iron pin; thence N. 60-45 E. 55 feet to an iron pin; thence N. 20-30 W. 51.60 feet to an iron pin in the line of Lot 74; thence with the line of Lot 74 and continuing with the line of Lot 73 S. 60-45 W. 100 feet to an iron pin; thence with the line of Lot 73 N. 83-07 W. 107.72 feet to an iron pin; thence N. 34-50 W. 29.01 feet to an iron pin; thence S. 71-14 W. 68.68 feet to an iron pin; thence S. 6-53 W. 102.04 feet to an iron pin; thence S. 71-14 W. 117 feet to an iron pin on the eastern side of Batesville Road; thence with Batesville Road S. 18-46 E. 179 feet to an iron pin at the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of College Properties Incorporated of even date and to be recorded herewith.

RECORDED

DOCUMENTARY STAMP TAX \$ 72.00

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, 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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