

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
O. S. C.  
2 30 PM '82  
TANKERSLEY  
R.M.C.

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

WHEREAS, YOUNG MENS CHRISTIAN ASSOCIATION OF GREATER GREENVILLE, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SAMUEL TOWNES HOLLAND, JR.

(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 SEVENTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND

NO/100-----Dollars (\$78,750.00 ) due and payable

as set forth in the terms of a Note of even date herewith

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

in accordance with the terms of the aforesaid Note.

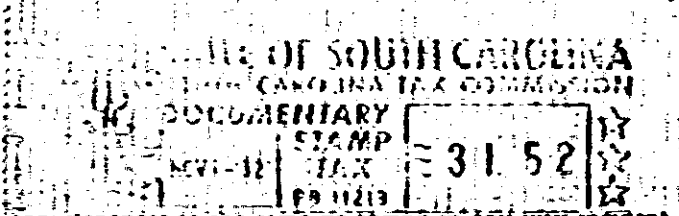
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Survey for YMCA of Greater Greenville", dated October 21, 1982, prepared by W. R. Williams, Jr., Engineer/Surveyor, Incorporated, PE & LS, recorded in the RMC Office for Greenville County, South Carolina at Plat Book 2-A at Page 81. Being a 20.0 acre tract as shown on said plat, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin new on the eastern right-of-way of South Carolina Highway 14 joint corner of property now or formerly of Hedderly and running thence along the eastern right-of-way of South Carolina Highway 14 N. 16-48 E. 162.2 feet to a point; thence continuing along the eastern right-of-way of South Carolina Highway 14 N. 20-48 E. 475.0 feet to a point on the eastern right-of-way of South Carolina Highway 14 at the southeastern side of the intersection of South Carolina Highway 14 and Adams Mill Road (S-23-142); running thence along the right-of-way of Adams Mill Road N. 68-58 E. 296.9 feet to a point; thence continuing along the right-of-way of Adams Mill Road N. 63-32 E. 71.0 feet to a point; thence continuing with the right-of-way of Adams Mill Road N. 53-09 E. 100.5 feet to a point; thence with the right-of-way of Adams Mill Road N. 45-39 E. 88.0 feet to an iron pin new; thence turning and leaving the right-of-way of Adams Mill Road and running along a line separating the 20.0 acre tract conveyed herein and a 5.0 acre tract S. 40-41 E. 977.4 feet to an iron pin new along a creek, joint line of property now or formerly of Mueller. Thence running along said creek and joint line of property now or formerly of Mueller S. 44-14 W. 164.9 feet to a point; thence continuing along said creek and property now or formerly of Mueller, S. 6-23 W. 133.6 feet to a point; thence continuing along said creek and joint line of property now or formerly of Mueller S. 72-45 W. 150.9 feet to an iron pin old on the center line of said creek; thence running along the line of property now or formerly of Carter, S. 79-34 W. 115.9 feet to an iron pin old; thence continuing along property now or formerly of Carter N. 82-00 W. 311.6 feet to an iron pin old; thence continuing along property now or formerly of Carter N. 85-30 W. 144.8 feet to a water oak O. X. M.; thence running along the line of property now or formerly of Hedderly N. 77-57 W. 110.0 feet to an iron pin new; thence continuing along a line of property now or formerly of Hedderly N. 72-42 W. 406.5 feet to an iron pin new on the eastern right-of-way of South Carolina Highway 14, the POINT OF BEGINNING, said parcel containing 20.0 acres according to said plat.

This being the same property conveyed to Mortgagor herein by deed of Samuel Townes Holland, Jr. dated November 1, 1982 and recorded in the R. M. C. Office for Greenville County, South Carolina contemporaneously herewith.



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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