

FILED GREENVILLE CO. S. C. 899K 68 PAGE 48
 FILED GREENVILLE CO. S. C. 900L 1303 PAGE 23
 FILED GREENVILLE CO. S. C. 600K 1294 PAGE 223
 OCT 30 3 42 PM '73
 AUG 22 4 47 PM '73
 AUG 22 1973
 DONNIE S. TANKERSLEY
 R.M.C.
 YOUNG, GRAY, GAULT & SMITH
 6379
 MORTGAGE
 Of Real Estate

United Federal Savings and Loan Association

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Fountain Inn-Simpsonville Country Club, Inc

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C. (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 Three Hundred Thousand and 00/100

DOLLARS (\$ 300,000.00), with interest thereon from date at the rate of Eight & Three-Quarter per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.
November 1, 1993

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, Fairview Township, containing 196 Acres, more or less, being the major portion of Tract 3 of the A. R. Hunter Estate, according to plat by J. W. Riddle, August, 1947, revised in accordance with note on said plat and this plat is to be recorded in the R.M.C. Office for Greenville County, being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of a County road, being a newly surfaced point as will appear on said plat, thence N. 87-22 E., 574.6 ft. to an iron pin; thence S. 30-15 E., 330 ft. to an iron pin; thence N. 88-50 E., 724.2 ft. to an iron pin; thence N. 88-50 E., 415.8 ft. to an iron pin; thence S. 23-14 W., 1,922 ft. to a stone; thence S. 60-55 W., 1,887 ft. to an iron pin; thence S. 30 E., 264 ft. to an iron pin; thence S. 25-30 W., 3,142 ft. to an iron pin; thence N. 70 W., 479 ft. to an iron pin; thence S. 80 W., 67 ft. to an iron pin; thence N. 59 W., 390 ft. to an iron pin; thence N. 42-30 W., 575 ft. to an iron pin; thence N. 2 E., 430 ft. to an iron pin; thence N. 15 E., 1,480 ft. to an iron pin; thence N. 25-30 E., 260 ft. to maple; thence N. 12 W., 492 ft. to an iron pin; thence N. 35-30 W., 285 ft. to an iron pin; thence N. 64-15 W., 291.3 ft. to an iron pin; thence N. 64-15 W., 272.7 ft. to an iron pin; thence N. 58-30 W., 203 ft. to an iron pin; thence N. 14-57 E., 1,360 ft. to an iron pin; thence N. 5-47 E., 838 ft. to an iron pin; thence N. 31-21 E., 920 ft. to an iron pin; thence N. 16-12 E., 616 ft. to an iron pin; thence N. 18-22 E., 173.9 ft. to the point of beginning, and being the same property conveyed to the mortgagor by Deed recorded in Book 569, Page 263.

4328 RV-2