

THIS INSTRUMENT PREPARED BY:
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File #20142599ANH

MORTGAGE AND SECURITY AGREEMENT

This Mortgage and Security Agreement made this 29th day of October 2014 by **PALMETTO CLUB PROPERTIES LIMITED PARTNERHIP**, a South Carolina limited partnership, that was formally known as Resort Club Properties, a Limited Partnership, with an address of 117 Manly Street, Greenville, South Carolina 29601 (hereinafter from time to time referred to as "Mortgagor") to **UNITED NATIONAL BANK** with a mailing address of Post Office Box 150, Cairo, Georgia 39828 (hereinafter referred to as "Mortgagee").

WHEREAS, Mortgagor (also referred to as Borrower) is justly indebted to Mortgagee (also referred to as Lender) in the aggregate principal sum of **ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS AND NO CENTS (\$1,800,000.00)** lawful money of the United States of America, payable with interest thereon in accordance with the terms of a promissory note bearing even date herewith (hereinafter the "Note") executed by Mortgagor, payable to the order of Mortgagee and payable at Mortgagee's office aforesaid or at such other place as Mortgagee may designate in writing; and

IN CONSIDERATION of the extension of credit to the Mortgagor, as evidenced by the Note, the Mortgagor has pledged the parcel of real property in Leon County Florida which is described on Exhibit "A" attached hereto and made a part hereof as security for the repayment of the Note, as described herein, as well as performance of the terms of any the loan documents associated with or related to this Mortgage or the Note; and,

WHEREAS, it having been agreed that the payment of said indebtedness evidenced by the Note above named shall be secured by a conveyance and mortgage of the lands herein described, the improvements thereon and the personal property situated on the lands.

NOW THEREFORE, Mortgagor, for the purpose of securing (1) payment of said indebtedness as in said Note provided, (2) payment of all other moneys owed by Mortgagor to Mortgagee at any time, all of which are secured hereby, and (3) the performance of all the covenants, conditions, stipulations and agreements herein contained, and contained in the Note and other instruments evidencing or securing the indebtedness, does hereby grant, convey, bargain, sell and mortgage unto Mortgagee, its successors and assigns, the real estate located in Leon County, Florida, and described in Exhibit "A", attached hereto and made a part hereof, and such additional real estate as may be added to the lien of this Mortgage from time to time, and all buildings and

improvements now or hereafter erected thereon, and grants to Mortgagee a security interest in all personal property thereon or therein;

TOGETHER WITH all of the right, title and interest of Mortgagor in and to all and singular the tenements, hereditaments, rights of way, easements, privileges and appurtenances thereto belonging or in anywise appertaining, all personal property and intangible rights set forth in Paragraph 20 & 22 hereof, and all other interests of every kind and character which Mortgagor now has or at any time hereafter acquired, in and to the real and personal property described in this Mortgage, and all property which is used or useful in connection with the Property including rights of ingress and egress and all reversionary rights or interest of Mortgagor with respect to the Property. Mortgagor also grants to Mortgagee a mortgage upon all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus, air cooling and air conditioning apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, stoves, refrigerators, cabinets, partitions, ducts, compressors, canopies, furnishings, garbage and rubbish disposals, counters, bathtubs, sinks, basins, carpets, wall coverings, drapes and proceeds therefrom and all substitutions and replacements therefore; it being understood and agreed that all such property is part and parcel of the Property and appropriated to the use thereof, and, whether affixed or annexed to the Premises or not, shall for the purpose of this Mortgage be deemed conclusively to be mortgaged hereby; and Mortgagor hereby grants to Mortgagee a security interest in all property deemed personal property, and rents, issues and profits from the Property, and agrees to execute and deliver, from time to time, such further instruments (including further Security Agreements and Financing Statements) as may be requested by Mortgagee to confirm the lien of the Mortgage on all Property.

TOGETHER WITH all right, title and interest of Mortgagor, if any, now owned or hereafter acquired, in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property to the center line thereof (the land, buildings, other improvements, personal property, rights, titles and interests hereby granted, conveyed, bargained, sold and mortgaged to Mortgagee being hereinafter collectively the "Premises" or the "Mortgaged Premises" or the "Property").

TO HAVE AND TO HOLD the Mortgaged Premises unto the Mortgagee, its successors and assigns.

THE MORTGAGOR hereby represents and warrants to and covenants and agrees with the Mortgagee as follows:

1. **TITLE.** Mortgagor is lawfully seized and is the owner of the Mortgaged Premises and the Mortgaged Premises are free from liens, claims, restrictions or encumbrances except for such liens, claims, restrictions or encumbrances as are listed as exceptions on the title policy insuring the lien of this Mortgage.

2. **WARRANTIES.** Mortgagor warrants that it has the legal right and power to convey and mortgage the Mortgaged Premises, and to execute and deliver this Mortgage and the Note secured hereby, and does hereby warranty that it will forever defend the Mortgaged Premises against the claims of all persons whomsoever.

3. **PAYMENT.** Mortgagor will pay all sums secured hereby when due.

4. **PAYMENTS OF TAXES, ETC.** Mortgagor will pay, when due, all real estate taxes, tangible personal property taxes, assessments, and governmental charges of every type or nature levied or assessed against the Mortgaged Premises and any claim, lien or encumbrance against the Mortgaged Premises which may be or become prior to the lien of this Mortgage and shall produce to Mortgagee all receipts or other satisfactory evidence of such payments. If any of such items shall not be paid, Mortgagee shall have the right to pay the same and add the amount so paid to the principal sums secured hereby with interest thereon at the highest rate permitted by law.

5. **MAINTENANCE AND REPAIRS.** Mortgagor shall keep the buildings and all other improvements which now exist or which may hereafter be erected on the Mortgaged Premises in first-class condition and repair. Should Mortgagor fail to make any and all repairs necessary to keep the buildings in first-class condition within thirty (30) days after receipt by Mortgagor of written notice from Mortgagee directing that such repairs be made, then Mortgagee, its agents, employees or contractors, if Mortgagee so elects, may enter said Mortgaged Premises and the building or buildings located thereon and make the necessary repairs, and all expenses incurred by Mortgagee in connection therewith shall become immediately due and payable with interest at the highest rate allowed by law until paid and such expenses shall be secured hereby. Failure on the part of Mortgagor to pay all expenses incurred by Mortgagee in connection with the making of such repairs upon the demand of Mortgagee shall, at the option of the Mortgagee, constitute a default under the terms hereof.

6. **INSURANCE.** (a) Mortgagor shall keep the buildings on the land and the personal property thereon or therein insured for the benefit of Mortgagee against loss or damage by fire, theft, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles and smoke and all in amounts approved by Mortgagee for 100% of full insurable value, and when and to the extent required by Mortgagee, against any other risk insured against by persons operating like properties in the locality of the Mortgaged Premises. Mortgagor shall also, at its expense, and provided that any buildings on the land are subject to lease, provide rental value insurance or use and occupancy insurance. If owner occupied, business interruption insurance may be required. Mortgagor shall also provide public liability insurance. All policies shall be in amounts satisfactory to Mortgagee. All insurance herein provided for shall be in the form issued by companies approved by Mortgagee, and Mortgagor will deliver to Mortgagee the originals of all policies to indicate loss payable to Mortgagee pursuant to a standard mortgagee clause, without contribution, with a thirty (30) day notice provision in favor of Mortgagee for any cancellation, including non-payment of premiums, and such policies must otherwise be satisfactory to Mortgagee. The property insurance policy or policies must contain a provision to the effect that any waiver of subrogation rights by the insured does not void the coverage. If Mortgagor defaults in so

insuring the Mortgaged Premises or in so delivering the policies, Mortgagee may, (without waiving such a default) at the option of Mortgagee, effect such insurance from year to year and pay the premiums therefore, and Mortgagor shall reimburse Mortgagee on demand for any premiums so paid, with interest at the highest rate allowed by law from the time of payment, and the same shall be secured by this Mortgage. (b) Not less than ten (10) days prior to the expiration date of each insurance policy required pursuant to this paragraph, Mortgagor will deliver to Mortgagee a renewal policy or policies marked "premium paid" or accompanied by other evidence of payment satisfactory to Mortgagee. (c) In the event of a foreclosure of this Mortgage, the purchaser of the Mortgaged Premises shall succeed to all rights of Mortgagor in and to all policies of insurance upon or relating to the Mortgaged Premises.

7. INSURANCE PROCEEDS. In the event of a loss covered by insurance as provided in Paragraph 6 hereof and provided no default then exists hereunder, all insurance proceeds paid to Mortgagee may, at the sole option of Mortgagee, be made available for the payment of the cost of reconstruction or restoration provided such insurance proceeds are, in the opinion of a licensed architect hired by and paid by Mortgagor and acceptable to Mortgagee, sufficient to cover the cost of such reconstruction or restoration, with the surplus, if any to be applied on the indebtedness secured hereby, or, all insurance proceeds may, at the sole option of Mortgagee, be applied to payment upon the indebtedness secured hereby. If Mortgagee allows reconstruction or restoration and such insurance proceeds are not sufficient, in the opinion of such a licensed architect, to cover the cost of such reconstruction or restoration, then Mortgagor shall within thirty (30) days after receipt of a request from Mortgagee, deposit with Mortgagee such amount by which the cost of reconstruction or restoration exceeds the proceeds in the opinion of the licensed architect, the deposit to be held without interest and to be used along with the insurance proceeds to pay the cost of the reconstruction or restoration.

8. PAYMENT OF OTHER IMPOSITIONS. Mortgagor will pay all taxes, documentary stamps, intangible taxes and other charges which may be assessed upon this Mortgage, or the Note, or the indebtedness secured hereby, without regard to any law heretofore or hereafter enacted imposing payment of all or any part thereof upon Mortgagee. In the event of the enactment of any law imposing payment of all or any portion of any such taxes or stamps or other impositions upon Mortgagee, or the rendering by any court of competent jurisdiction of a decision that the undertaking by Mortgagor, as herein provided, to pay such taxes or stamps or other impositions is legally inoperative, then, unless Mortgagor nevertheless pays them, all such taxes, stamps, or other impositions, and all other sums secured by this Mortgage shall, at the option of Mortgagee, become immediately due and payable, notwithstanding anything contained herein, in the Note or in any law heretofore or hereafter enacted.

Mortgagor shall pay and shall indemnify and hold Mortgagee harmless from: (a) all documentary stamps taxes, intangible taxes, and any interest or penalties thereon, which may be due on this Mortgage, the Note or the Debt, (b) all the costs and charges and expenses, including reasonable attorneys' fees, disbursements and costs of abstracts of title, incurred or paid at any time by Mortgagee in seeking to enforce or preserve Mortgagee's rights under the Note, this Mortgage and other instruments securing the Debt (c) all liability, loss, cost or expense (including attorneys' fees) of Mortgagee arising from the breach of any covenant, warranty or representation contained in

this Mortgage. Such costs, charges and expenses, shall be immediately due and payable, without notice, demand, and attempt to collect or suit pending. The full amount of each and every such payment shall bear interest from the date thereof until paid at the Default Rate, defined as the rate of interest specified in the Note as accruing after maturity (by acceleration or otherwise), or if no such rate is specified, the maximum rate of interest permitted to be charged under applicable law. All such costs, charges and expenses so incurred or paid, together with such interest, shall be secured by the lien of this Mortgage.

9. **WASTE.** No building, other improvement or personal property on the land encumbered by the lien of this Mortgage shall be removed, demolished or materially altered nor shall any additional structure be erected on the land, without the prior written consent of Mortgagee, except that Mortgagor shall have the right, without such consent, to remove and dispose of personal property as may become worn out or obsolete, provided that either: (a) Simultaneously with, or prior to removal of any personal property, and such personal property shall be replaced with other property of a value at least equal to that of the replaced property and such other property shall be free from security interests or other encumbrances and from any reservation of title. By such replacement Mortgagor shall be deemed to have subjected such replacement property to the lien of this Mortgage; or (b) Any net cash proceeds received from such disposition shall be paid over promptly to Mortgagee to be applied to the last principal installment due on the indebtedness secured hereby without any charge to Mortgagor for prepayment.

10. **CONDEMNATION.** Should the Mortgaged Premises or any part thereof be taken or damaged by reason of any condemnation proceeding or in any other manner, Mortgagee shall be entitled to all compensation, awards, and any other payment or relief therefore to the extent of the indebtedness outstanding and shall be entitled at its option to commence, appear in, and prosecute in its own name or in the name of Mortgagor, any action or proceedings, or make any compromise or settlement in connection with such taking or damage. All such compensation, awards, damages, rights of action, and proceeds are hereby assigned by Mortgagor to Mortgagee who may, after deducting therefrom all its expenses, including reasonable attorney's fees, release any monies so received by it to Mortgagor or apply the same on any indebtedness secured hereby. Mortgagor agrees to execute such further assignments of such compensation awards, damages, and rights of action and proceeds as Mortgagee may reasonably require.

11. **NOTICE OF CONDEMNATION.** Mortgagor shall promptly notify Mortgagee of all notices of condemnation proceedings, actual or potential, received by Mortgagor.

12. **APPLICATION OF CONDEMNATION AWARDS.** Notwithstanding any taking by eminent domain, alteration of the grade of any street or other injury to or decrease in value of the Mortgaged Premises caused by any public or quasi-public authority, Mortgagor shall continue to make payments on the indebtedness. Any reduction in the principal indebtedness resulting from the application by Mortgagee of such award or payment shall be deemed to take effect only on the date of receipt. Any award or payment may be applied in such manner as Mortgagee, in Mortgagee's sole discretion, may elect, either to the payment of the Note (whether or not then due and payable), or any other sums secured by this Mortgage, or to payment to Mortgagor, on such

terms as Mortgagee may specify, to be used for the sole purpose of altering, restoring or rebuilding any part of the Mortgaged premises which may have been altered, damaged or destroyed as a result of any such taking, alteration of grade, or other injury to the Mortgaged Premises. If prior to the receipt by Mortgagee of such award or payment, the Mortgaged Premises shall have been sold pursuant to a foreclosure of this Mortgage, Mortgagee shall have the right to receive any award or payment to the extent of any deficiency found to be due upon such sale, with interest at the highest rate allowed by law, and to reasonable attorney's fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

13. PROTECTION OF MORTGAGEE'S SECURITY. If Mortgagor shall fail to pay any tax, assessment or insurance premium or other imposition prior to its delinquency, or fails to keep the Mortgaged Premises in good repair, or commits or permits Waste, or if any action or proceedings affecting the Mortgaged Premises or title thereto are filed, and the same are not dismissed within thirty (30) days thereafter, or Mortgagor defaults in the performance of any other of its covenants or agreements herein contained beyond any period of grace allowed, then Mortgagee, at its option, may pay any such claim, lien, encumbrance, tax, assessment or premium or other imposition with right of subrogation thereunder, may procure such abstracts or other evidence of title as it deems necessary, may make such repairs and take such steps as it deems advisable to prevent or cure any Waste, may appear in any such action therein as Mortgagee deems advisable, and may perform any such covenants and obligations, and, for any of said purposes, Mortgagee may advance such sums of money as it deems necessary. Such sums advanced, with interest at the highest rate allowed by law shall be due upon demand and shall be secured by this Mortgage. Mortgagee shall be the sole judge of the legality, validity and priority of any such claim, lien, encumbrance, tax, assessment and premium or other imposition, and of the amount necessary to be paid in satisfaction thereof; provided, however, Mortgagor shall not be required to pay and discharge any tax or assessment so long as the validity thereof shall be contested in good faith by appropriate proceedings and Mortgagor shall have set aside adequate reserves with respect to any such tax or assessment so contested.

14. NO MECHANICS OR OTHER LIENS ALLOWED. Mortgagor shall pay, from time to time when the same shall become due, all lawful claims and demands of contractors, mechanics, materialmen, suppliers, laborers, and others that, if unpaid, might result in, or permit the creation of, a lien on the Mortgaged Premises or any part thereof, or on the revenues, rents, issues, income and profits arising therefrom; provided, however, Mortgagor shall have the right to dispute any such claims so long as Mortgagor promptly transfers the same to bond as allowed by law.

15. SUBROGATION. It is hereby expressly agreed that Mortgagee shall be subrogated to the claims and liens of all parties whose claims or liens are discharged or paid with the proceeds of the indebtedness hereby secured.

16. GOVERNMENTAL REQUIREMENTS. The entire debt secured hereby shall, at the option of Mortgagee, become due and payable upon failure of Mortgagor, after thirty (30) days notice from the proper authorities, to comply with any legal requirement of any governmental

authority having jurisdiction over the Mortgaged Premises, unless Mortgagor is diligently pursuing the cure of any such requirement.

17. DEFAULT CLAUSE AND REMEDIES CLAUSE. (a) Default under any of the terms and provisions contained in the Note, or any other document executed by Mortgagor in connection with the loan shall be deemed to be a default under the terms and provisions of this Mortgage and Security Agreement entitling Mortgagee, after the expiration of the cure periods or notice periods contained herein or in the Note, to undertake the remedies hereinafter set forth or any other remedies as it deems necessary and as are allowed under the laws of the State of Florida. If Mortgagor fails to discharge taxes, assessments, liens or charges required to be paid hereunder, or fails to reimburse Mortgagee for the payment of such premiums, taxes, or assessments after Mortgagee has paid the same, or fails to comply with any other of the provisions of this Mortgage, Mortgagor shall have thirty (30) days after written notice to it from Mortgagee, designating the failure, to cure the same. If Mortgagor or any guarantor of the Indebtedness:

(1) Files a petition in voluntary bankruptcy under any chapter of the Federal Bankruptcy Act or similar law, state or federal, now or hereafter in effect;

(2) Files an answer admitting insolvency or inability to pay its or his debts;

(3) Has not vacated or stayed proceedings within 60 days after the filing against it or them of any involuntary proceedings under the Bankruptcy Act or similar laws;

(4) Shall be adjudicated a bankrupt, or a trustee or a receiver shall be appointed for it or him or for all or the major part of its or his property or the Premises, in any involuntary proceedings, or a court shall have taken jurisdiction of all or the major part of its or his property or the Mortgaged Premises in any involuntary proceeding for its or his reorganization, dissolution, liquidation, or winding up and the trustee or receiver has not been discharged or the court's jurisdiction relinquished or vacated or stayed on appeal or otherwise stayed within 60 days; or

(5) Shall make an assignment for the benefit of creditors or shall admit in writing its or his inability to pay its or his debts as they become due or shall consent to the appointment of a receiver or trustee or liquidator of all or the major part of its or his property, or the Mortgaged Premises.

Then, and in each of the events listed in this Paragraph, Mortgagor shall be in default and Mortgagee shall have all legal and equitable remedies, including the specific remedies hereinafter set forth.

Upon such a default occurring, Mortgagee, with or without entry, personally or by its agents or attorneys, insofar as applicable, may:

(i) sell the Mortgaged Premises to the extent permitted and pursuant to the procedures provided by law, and all estate, right, title and interest, claim and demand therein, and right of redemption thereof, at one or more sales, as an entirety or in parcels, and at such time and place and upon such terms and after such notice thereof as may be required or permitted by law; or

(ii) institute proceedings for the complete or partial foreclosure of this Mortgage; or

(iii) take such other steps to protect and enforce its rights hereunder whether by action, suit or proceeding in equity or at law for the specific performance of any covenant, condition or agreement in the Note or in this Mortgage, or in any of the other Loan Documents, or in aid of the execution of any power herein granted, or for any foreclosure hereunder, or for the enforcement of any other appropriate legal or equitable remedy or otherwise as Mortgagee shall elect.

(b) Whenever by the terms of this instrument or of the Note, Mortgagee is given any option, such option may be exercised when the right accrues, or at any time thereafter. (c) The purchase money, proceeds or avails of any sale made under or by virtue of this paragraph, together with any other sums which then may be held by Mortgagee under this Mortgage, whether under the provisions of this paragraph or otherwise, shall be applied as follows:

First: To the payment of the costs and expenses of such sale, including reasonable compensation to Mortgagee, its agents and attorneys and the cost of any judicial proceedings, and of all expenses, liabilities and advances made or incurred by Mortgagee under this Mortgage, together with interest at the highest rate allowed by law.

Second: To the payment of the amount then due upon the Note for principal sums outstanding and all interest thereon, with interest on the unpaid principal amount at the highest rate allowed by law from and after the happening of any event of default and from the due date of any such payment of principal until the same is paid.

Third: To the payment of any other sums required to be paid by Mortgagor pursuant to any provision of this Mortgage.

Fourth: To the payment of surplus, if any to whosoever may be lawfully entitled to receive the same.

(d) Upon any sale made under or by virtue of this paragraph, Mortgagee may bid for and acquire the Mortgaged Premises or any part thereof and in lieu of paying cash therefore may make settlement for the purchase price by crediting upon the indebtedness of Mortgagor secured by this Mortgage the sales price, after deducting therefrom the expenses of the sale and the costs of the action and any other sums which Mortgagee is authorized to deduct under this Mortgage or under the law. (e) Mortgagee shall be entitled and empowered to institute such action or proceeding at law or in equity as may be advised by its counsel for the collection of the sums so due and unpaid, and may enforce any such judgment or final decree against Mortgagor. (f) Mortgagor agrees not to make a claim or take any benefit of any moratorium law, any exemption of the Mortgaged Premises from execution or sale, nor claim, take or insist upon any benefit or advantage of law now or hereafter in force that provides for the valuation or appraisal of the Mortgaged Premises, or any part thereof, before any sale or sales which may be made pursuant to any provision herein, or pursuant to the decree, judgment or order of any court. Mortgagor, for itself and all who may claim under it, waives all right to have the Mortgaged Premises marshaled upon any foreclosure hereof. (g) Following a default and upon one (1) day prior notice to Mortgagor (unless within such period of time the default shall have been cured) or without additional notice if such notice shall have been given with respect to acceleration of the indebtedness, Mortgagee shall be entitled, as a matter of right, to the appointment of a receiver of the Mortgaged Premises, and the court may appoint a receiver, either before or after judgment, without notice and without regard to the solvency or insolvency of Mortgagor at the time of the application for such a receiver and without regard to the value of the Mortgaged Premises. Such a receiver shall have full power to collect the rents, revenues, issues, income and profits from the Mortgaged Premises and shall have all other powers necessary for the protection, possession, control, management and operation of the Mortgaged Premises. The receiver shall also have full power and authority, at the expense of Mortgagor, to maintain, restore and keep the Mortgaged Premises insured and to pay all taxes, assessments and other charges arising in connection therewith.

18. FUTURE ADVANCES. Upon request of Mortgagor, Mortgagee may, at its sole option, from time to time, either before or after full payment of all of the indebtedness secured hereby, make further advances to Mortgagor provided such amounts do not exceed the sum of \$3,600,000.00 and all such advances shall be made within twenty (20) years from the date of this Mortgage. This Mortgage shall secure the payment of all sums advanced, together with any renewals or extensions of the Note and any other sums allowed by statute including sums advanced by Mortgagee for Mortgagor pursuant to the terms of this Mortgage. Mortgagor shall pay all such future advances with interest, and the same shall be secured hereby. All provisions of this Mortgage shall apply to each future advance as well as to all other indebtedness secured hereby. The word "Mortgagor" as used in this paragraph includes any successor in ownership of the Mortgaged Premises. IF MORTGAGOR FAILS OR CAUSES OR CONSENTS TO BE FILED OF RECORD IN THE COUNTY IN THAT THE MORTGAGED PREMISES ARE SITUATE AN INSTRUMENT LIMITING THE MAXIMUM AMOUNT WHICH MAY BE SECURED BY THIS MORTGAGE, SUCH FILING SHALL BE AN EVENT OF DEFAULT HEREUNDER.

19. GRANT OF SECURITY INTEREST IN PERSONALTY. Mortgagor hereby grants to Mortgagee a security interest in all personal property now or hereafter attached to or not attached to but used in and about the building, buildings and other improvements (such building, buildings and other improvements being herein called the "Project") now or hereafter erected, constructed or developed on the land described herein which are necessary or useful for the complete and comfortable use and occupancy of the Project for the purposes for which they were or are to be erected, constructed or developed, or which are or may be used in or related to the planning, development, financing or the operation thereof; all renewals or replacements thereof or articles in substitution therefore, whether or not the same are or shall be attached to the Project in any manner; all contracts and subcontracts relating to the Project, all deposits, funds, accounts, contract rights, instruments, documents, general intangibles (including trademarks, trade names, subdivision names, office building names, and symbols used in connection therewith), and notes or chattel paper arising from or by virtue of any transactions related to the Project; all certificates, and other rights and privileges obtained in connection with the Project; all proceeds arising from or by virtue of the sale or other disposition of any of the real or personal property described herein; all proceeds (including premiums refunds) payable or to be payable under each policy of insurance relating to the Project; all proceeds arising from the taking of all or a part of the real property or any rights appurtenant thereto, including change of grade of streets, curb cuts or other rights of access, for any public or quasi-public use under any law, or by right of eminent domain, or by private or other purchase in lieu thereof; and all other interest of every kind and character which Mortgagor now has or at any time hereafter acquires, in and to the personal property and intangibles described herein and all property which is used or useful in connection with the Project, including rights of ingress and egress and all reversionary rights or interest of Mortgagor with respect to such property, and all present and future furnishings, furniture, appliances, equipment, fixtures and all other personal property of every kind owned by the Mortgagor and used and useful in the operation of the Mortgaged Premises which security interest shall have priority over all other security interests. Mortgagor further agrees that it shall not sell, assign, lease, transfer or otherwise dispose of any property or property rights listed herein (including the name or names) without Mortgagee's prior

written consent. Mortgagor agrees to execute such Uniform Commercial Code Financing Statements as required by Mortgagee to evidence the granting of these security interests.

20. ASSIGNMENT OF RENTS AND PROFITS. As further security for the debt herein described, Mortgagor hereby sells, assigns, sets over and transfers to Mortgagee, and grants to Mortgagee security interest in all of the leases, rents, issues, and profits from the Mortgaged Premises which shall now or hereafter become due or be paid for the use or occupancy of the Mortgaged Premises, reserving only the right to Mortgagor to collect the rents as long as there is no default in the obligations of Mortgagor under the Note, this Mortgage or any of the other Loan Documents. Upon default hereunder, Mortgagee shall have the irrevocable right to notify all tenants to make all rental payments directly to Mortgagee.

21. MORTGAGEE HAS NO LIABILITY REGARDING LEASES. Nothing in this instrument shall be construed to obligate Mortgagee to discharge or perform the duties of a landlord to a tenant or to impose any liability as a result of the exercise of its option to collect rents.

22. COLLATERAL ASSIGNMENT OF SALES CONTRACTS, PROCEEDS, AND DEPOSITS. As further security for the debt herein described, Mortgagor hereby sells, assigns, sets over, transfers and grants to Mortgagee, a security interest in any and all contracts and options for the purchase of any or all of the land and/or improvements encumbered by this Mortgage, together with all proceeds from said contracts and options, whether said contracts and options are in existence at this time or come into existence at a future date. In addition, Mortgagor also hereby sells, transfers, assigns and grants a security interest to Mortgagee in all of its right, title, and interest in and to any and all deposits now existing or which may be made in the future by purchasers or option holders of all or any part of the land and/or improvements regardless of the form of the deposits, (that is, whether in the form of cash, securities, Letters of Credit, or any other form). In the event the indebtedness secured hereby is accelerated or declared due and payable in full in accordance with the terms and provisions contained herein, Mortgagor hereby authorizes and empowers Mortgagee to collect all of the proceeds from any and all contracts and options for sale and hereby directs any purchasers of all or any part of the Property, including purchasers who are now in existence or purchasers who may in the future purchase portions of all of the Property, to pay any sums that may now be due or which shall hereafter become due directly to Mortgagee, its successors and assigns, upon written demand for payment thereof by Mortgagee. It is agreed between Mortgagor and Mortgagee, however, that demand cannot be made until there has been a default in the payment of the indebtedness secured by this Mortgage or default in the payment of any other sums secured by this Mortgage, or default under the terms and provisions of the Note, or any of the other Loan Documents, and it is further agreed that until such demand is made, Mortgagor is authorized to collect any and all proceeds of said contracts and options; provided, however, that all deposits initially required by any such sales contracts or options shall upon demand be deposited with Mortgagee.

23. INTEREST LIMITATION. This Mortgage, the Note, any guaranty and all other agreements between Mortgagor and Mortgagee are hereby expressly limited so that in no contingency or event whatsoever, whether acceleration of maturity of the debt secured hereby or

otherwise, shall the amount paid or agreed to be paid to Mortgagee exceed the highest lawful rate permissible under applicable law. If, from any circumstances whatsoever, fulfillment of any provision hereof, of the Note or of any other agreement securing or evidencing the debt, at the time performance of such provision shall be due, shall involve the payment of interest in excess of that authorized by law, the obligation to be fulfilled shall be reduced to the limit so authorized by law, and if from any circumstances, Mortgagee shall ever receive as interest an amount which would exceed the highest lawful rate, such amount which would be excessive interest shall be applied to the reduction of the unpaid principal balance of the debt secured hereby and not to the payment of interest.

24. COMPLIANCE WITH ENVIRONMENTAL LAWS.

A. Hazardous Waste. "Hazardous Waste" shall mean and include those elements or compounds which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material as now or at any time in effect.

B. Representations and Warranties. Mortgagor specifically represents and warrants that the use and operation of the Property comply with all applicable environmental laws, rules and regulations, including, without limitation, the Federal Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act of 1980 and all amendments and supplements thereto and Mortgagor shall continue to comply therewith at all times. Specifically, and without limiting the generality of the foregoing, there are not now and there shall not in the future be any Hazardous Waste located or stored in, upon or at the Property, and there are not now nor shall there be at any time any releases or discharges from the Property.

C. Indemnification. (1) Mortgagor hereby agrees to indemnify Mortgagee and hold Mortgagee harmless from and against any and all losses, liabilities, including strict liability, damages, injuries, expenses, including attorneys, fees for attorneys of Mortgagee's choice, costs of any settlement or judgment and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Mortgagee by any person or entity or governmental agency for, with respect to, or as a direct or indirect result of, the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from the Property of any Hazardous Waste (including, without limitation, any losses, liabilities, including strict liability, damages, injuries, expenses, including attorneys, fees for attorneys of Mortgagee's choice, costs of any settlement or judgment or claims asserted or arising under the Comprehensive Environmental Response, Compensation and Liability Act, any federal, state or local "Superfund" or "Superlien" laws, and any and all other statutes, laws, ordinances, codes, rules, regulations, orders or decrees regulating, with respect to or imposing liability, including strict liability, substances or standards of conduct concerning any hazardous waste), regardless of whether within Mortgagor's control. (2) The aforesaid indemnification and hold harmless agreement shall benefit Mortgagee from the

date hereof and shall continue notwithstanding payment, release or discharge of this Mortgage or the Note and, without limiting the generality of the foregoing such obligations shall continue for the benefit of Mortgagee and any subsidiary of Mortgagee during and following any possession of the Property thereby or any ownership of the Property thereby, whether arising by foreclosure or deed in lieu of foreclosure or otherwise, such indemnification and hold harmless agreement to continue forever.

D. Notice of Environmental Complaint. If Mortgagor shall receive any notice of: (1) the happening of any material event involving the spill, release, leak, seepage, discharge or cleanup of any Hazardous Waste on the Property or in connection with Mortgagor's operations thereon; or (2) any complaint, order, citation or material notice with regard to air emissions, water discharges or any other environmental, health or safety matter affecting Mortgagor (an "Environmental Complaint") from any person or entity, then Mortgagor immediately shall notify Mortgagee orally and in writing of said notice.

E. Mortgagee's Reserved Rights. In the event of receipt of an Environmental Complaint, Mortgagee shall have the right, but not the obligation (and without limitation of Mortgagee's rights under this Mortgage) to enter onto the Property or to take such other actions as it shall deem necessary or advisable to clean up, remove, resolve or minimize the impact of, or otherwise deal with, any such Hazardous Waste or Environmental Complaint following receipt of any notice from any person or entity having jurisdiction asserting the existence of any Hazardous Waste or an Environmental Complaint pertaining to the Property or any part thereof which, if true, could result in an order, suit or other action against Mortgagor and/or which, in Mortgagee's sole opinion, could jeopardize its security under this Mortgage. All reasonable costs and expenses incurred by Mortgagee in the exercise of any such rights shall be secured by this Mortgage and shall be payable by Mortgagor upon demand.

F. Environmental Audits. If Mortgagee shall have reason to believe that Hazardous Waste has been discharged on the Property, Mortgagee shall have the right, in its sole discretion, to require Mortgagor to perform periodically to Mortgagee's satisfaction (but not more frequently than annually unless an Environmental Complaint shall be then outstanding), at Mortgagor's expense, an environmental audit and, if deemed necessary by Mortgagee, an environmental risk assessment of: (a) the Property; (b) hazardous waste management practices and/or (c) Hazardous Waste disposal sites used by Mortgagor. Said audit and/or risk assessment must be by an environmental consultant satisfactory to Mortgagee. Should Mortgagor fail to perform any such environmental audit or risk assessment within thirty (30) days after Mortgagee's request, Mortgagee shall have the right to retain an environmental consultant to perform such environmental audit or risk assessment. All costs and expenses incurred by Mortgagee in the exercise of such rights shall be secured by this Mortgage and shall be payable by Mortgagor upon demand.

G. Breach. Any breach of any warranty, representation or agreement contained in this Section shall be an Event of Default and shall entitle Mortgagee to exercise any and all remedies provided in this instrument, or otherwise permitted by law.

25. TOXIC SUBSTANCES. Mortgagor represents and warrants that to the best of its knowledge there are no toxic substances on or under the Mortgaged Premises and that Mortgagor is not now engaged in any litigation, proceedings or investigations, nor knows of any pending or threatened litigation, proceedings or investigations regarding the presence of toxic substances on the Mortgaged Premises which will result in any material adverse change in the value of the Mortgaged Premises, or in the financial condition of Mortgagor.

26. DUE ON SALE CLAUSE. Upon any sale, transfer, encumbrance or conveyance of the Mortgaged Premises, or any other transaction which shall affect the Mortgaged Premises in whole or in part, whether as to granting of fee simple title or any leasehold interest therein or otherwise, or upon any sale, lease, transfer, encumbrance or conveyance of the legal or beneficial ownership of Mortgagor, to any person, firm or corporation not previously approved in writing by Mortgagee, Mortgagee shall have the right to accelerate the maturity of the Note secured by this Mortgage as though it were due and payable on the day of such sale, lease, transfer, encumbrance or conveyance, and to demand payment in full of any indebtedness secured by this Mortgage the same as if an event of default had occurred hereunder, anything in the Note secured hereby to the contrary notwithstanding. It is expressly agreed by the parties that the terms for the extension of credit secured by this Mortgage was predicated on the managerial and business experience of Mortgagor or its partners or persons in Mortgagor's employ, and in the event of a disposition of the Mortgaged Premises or any part thereof as described in this paragraph, Mortgagee shall be prejudiced and the collateral protection to Mortgagee shall be impaired.

27. LATE CHARGE. Mortgagor agrees to pay a late charge of 5% of the payment if not paid within ten (10) days from the date any payment is due.

28. EXPENSES INCURRED IN MORTGAGE RELATED LAWSUITS. If Mortgagee shall become a party to any proceedings whatsoever, including condemnation proceedings instituted by any party authorized by law to file the same, by reason of its status as Mortgagee herein, then all expenses incurred by it in connection therewith, including reasonable attorney's fees, shall be added to the debt hereby secured and shall be immediately due and payable.

29. NO FURTHER ENCUMBRANCES. Mortgagor agrees as additional security for repayment of the debt herein described, that it shall not further encumber the Mortgaged Premises, or any part thereof, in any manner whatsoever without the prior written consent of Mortgagee. Should Mortgagor further encumber the same without the prior written consent of Mortgagee, it shall constitute a default under the terms of this Mortgage and the Note secured hereby entitling Mortgagee to accelerate the due date of this indebtedness, and the debt, in its entirety, shall be immediately due and payable in full.

30. INSPECTION. Mortgagee shall be entitled to inspect the Mortgaged Premises at all reasonable times and Mortgagor agrees to permit Mortgagee, or its agents or employees, access thereto for that purpose.

31. NON-WAIVER CLAUSE. Any failure by Mortgagee to insist upon strict performance by Mortgagor of any of the terms and provisions hereof shall not be deemed to be a waiver of any of the terms and provisions hereof, and Mortgagee, notwithstanding any such failure, shall have the right thereafter to insist upon strict performance by Mortgagor of any and all of the terms and provisions of this Mortgage to be performed by Mortgagor. Neither Mortgagor nor any other person now or hereafter obligated for the payment of the whole or any part of the sums now or hereafter secured by this Mortgage shall be relieved of such obligation by reason of the failure of Mortgagee to comply with any request of Mortgagor or of any other person so obligated to take action to foreclose this Mortgage or otherwise enforce any of the provisions of this Mortgage or of any obligation secured by this Mortgage, or by reason of any agreement or stipulation between any subsequent owner or owners of the Mortgaged Premises and Mortgagee extending the time of payment or modifying the terms of the Note or Mortgage without first having obtained the consent of Mortgagor or such other person. Mortgagor shall continue to be liable to make payments according to the terms of any such agreement of extension or modification unless expressly released and discharged in writing by Mortgagee. Mortgagee may release, regardless of consideration, any part of the security held for the indebtedness secured by this Mortgage, without, as to the remainder of the security, in anywise impairing or affecting the lien of this Mortgage or the priority of such lien over any subordinate lien; and Mortgagee may resort for the payment of the indebtedness to security therefore held by Mortgagee in such order and manner as Mortgagee may elect.

32. NOTIFICATION. Mortgagor shall immediately notify Mortgagee of (a) any Event of Default or any occurrence which, with the giving of notice or the lapse of time or both would constitute an Event of Default, (b) the institution of any administrative proceeding (e.g., rezoning, environmental proceedings, etc.) or court proceeding concerning or affecting the Mortgaged Property, (c) the occurrence of any discharge or spill of toxic or hazardous substances on the Lands and (d) the actual or suspected presence of any chemical compound or substance in ground water or soils on the Lands in excess of permissible limits under applicable environmental laws. Failure to provide such notice within 15 days shall constitute an Event of Default.

33. APPLICABLE LAW. This Mortgage shall be construed according to the laws of the State of Florida. It is understood and agreed that if any of the provisions of this Mortgage shall contravene, or be invalid under the laws of the State of Florida, or of any jurisdiction therein, such contravention or invalidity shall not invalidate this entire Mortgage, but it shall be construed as if not containing the particular provision or provisions so held to be invalid in said state or jurisdiction, and the rights and obligations of the parties shall be construed as if not containing the particular provision or provisions so held to be invalid in said state or jurisdiction, and the rights and obligations of the parties shall be construed and enforced accordingly.

34. NOTICES. All notices and demands under and with respect to this Mortgage or the Note secured hereby shall be in writing, and shall be served by registered or certified mail, return receipt requested, addressed to the respective parties at the following addresses:

Mortgagor: N. Barton Tuck, Jr.
117 Manly Street
Greenville, South Carolina 29601

Mortgagee: United National Bank
Attn: Matt McCaskill, Vice President
Post Office Box 150
Cairo, Georgia 39828

Whenever the singular or plural number, or masculine, feminine, or neuter gender is used herein, it shall equally include the other, and every mention hereof of Mortgagor and Mortgagee shall include heirs, executors, legal representatives, administrators, successors and assigns of the party so designated.

MORTGAGOR HEREBY DECLARES AND ACKNOWLEDGES THAT MORTGAGOR HAS RECEIVED A TRUE AND CORRECT COPY OF THIS MORTGAGE.

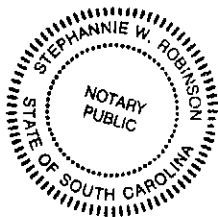
IN WITNESS WHEREOF, Mortgagor has hereunto caused these presents to be executed under its hand and seal the day and year first herein written.

Signed and Sealed Before:
[Signature]
Witness printed name: Doug G. Brown
MORTGAGOR:
PALMETTO CLUB PROPERTIES LIMITED PARTNERSHIP
[Signature] BY: N. Barton Tuck, Jr. its General Partner
October 21, 2014
[Signature]
Witness printed name: Stephanie W. Robinson

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BEFORE ME personally appeared N. Barton Tuck, Jr. General Partner of Palmetto Club Properties Limited Partnership, who is (x) to me well known and personally known to me or () who presented _____ as identification, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed in behalf of said partnership.

WITNESS my hand and official seal, this 21st day of October 2014



[Signature]
NOTARY PUBLIC
State of South Carolina
My Commission Expires: 2/20/2024

EXHIBIT "A"

KILLEARN COUNTRY CLUB & INN

AREA I - HOLES 6 AND 7, OLD COURSE (27.58 ACRES)

BEGIN AT THE SOUTHEAST CORNER OF LOT 14, BLOCK AH OF KILLEARN ESTATES UNIT NO. 10, AS RECORDED IN PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 03 DEGREES 05 MINUTES 40 SECONDS WEST 115.00 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 370.54 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 00 MINUTES, FOR AN ARC DISTANCE OF 252.22 FEET, THENCE SOUTH 42 DEGREES 05 MINUTES 40 SECONDS WEST 130.00 FEET, THENCE NORTH 39 DEGREES 21 MINUTES 40 SECONDS WEST 122.69 FEET, THENCE SOUTH 88 DEGREES 57 MINUTES 30 SECONDS WEST 275.05 FEET, THENCE SOUTH 54 DEGREES 01 MINUTES 40 SECONDS WEST 383.05 FEET, THENCE SOUTH 21 DEGREES 31 MINUTES 20 SECONDS WEST 381.61 FEET, THENCE SOUTH 12 DEGREES 12 MINUTES 00 SECONDS EAST 189.27 FEET, THENCE SOUTH 27 DEGREES 20 MINUTES 00 SECONDS EAST 163.25 FEET, THENCE NORTH 74 DEGREES 34 MINUTES 40 SECONDS EAST 150.42 FEET, THENCE SOUTH 25 DEGREES 30 MINUTES 50 SECONDS EAST 487.54 FEET, THENCE SOUTH 57 DEGREES 39 MINUTES 10 SECONDS WEST 177.55 FEET, THENCE SOUTH 02 DEGREES 23 MINUTES 10 SECONDS WEST 240.21 FEET, THENCE SOUTH 08 DEGREES 11 MINUTES 30 SECONDS EAST 364.33 FEET, THENCE SOUTH 65 DEGREES 43 MINUTES 30 SECONDS WEST 35.00 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 669.12 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 00 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 256.90 FEET, THENCE NORTH 07 DEGREES 03 MINUTES 30 SECONDS WEST 744.48 FEET, THENCE NORTH 38 DEGREES 36 MINUTES 38 SECONDS WEST 390.84 FEET, THENCE NORTH 38 DEGREES 33 MINUTES 30 SECONDS WEST 50.00 FEET, THENCE NORTH 30 DEGREES 33 MINUTES 30 SECONDS WEST 86.53 FEET, THENCE SOUTH 83 DEGREES 50 MINUTES 24 SECONDS WEST 41.50 FEET, THENCE NORTH 06 DEGREES 09 MINUTES 36 SECONDS WEST 91.50 FEET, THENCE NORTH 05 DEGREES 20 MINUTES 13 SECONDS EAST 430.84 FEET, THENCE NORTH 20 DEGREES 01 MINUTES 50 SECONDS EAST 510.91 FEET, THENCE NORTH 53 DEGREES 58 MINUTES 20 SECONDS EAST 340.04 FEET, THENCE NORTH 75 DEGREES 07 MINUTES 30 SECONDS EAST 331.10 FEET, THENCE SOUTH 88 DEGREES 57 MINUTES 40 SECONDS EAST 561.30 FEET, TO THE POINT OF BEGINNING; CONTAINING 27.58 ACRES MORE OR LESS.

AREA II- HOLES 13,14,15 AND 16, OLD COURSE (40.12 ACRES)

BEGIN AT THE MOST EASTERLY CORNER OF LOT 20, BLOCK EE OF KILLEARN ESTATES UNIT NO. 3 AS RECORDED IN PLAT BOOK 5, PAGE 12 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 45 DEGREES 44 MINUTES 40 SECONDS EAST 312.26 FEET, THENCE SOUTH 01 DEGREES 39 MINUTES 40 SECONDS WEST 131.04 FEET, THENCE SOUTH 19 DEGREES 51 MINUTES 20 SECONDS EAST 382.75 FEET, THENCE SOUTH 86 DEGREES 28 MINUTES 40 SECONDS EAST 325.61 FEET,

THENCE NORTH 49 DEGREES 29 MINUTES 50 SECONDS EAST 315.63 FEET,
THENCE NORTH 58 DEGREES 42 MINUTES 20 SECONDS EAST 596.82 FEET,
THENCE NORTH 84 DEGREES 07 MINUTES 20 SECONDS EAST 341.80 FEET,
THENCE SOUTH 71 DEGREES 01 MINUTES 50 SECONDS EAST 338.38 FEET,
THENCE SOUTH 63 DEGREES 26 MINUTES 10 SECONDS EAST 245.97 FEET,
THENCE NORTH 74 DEGREES 03 MINUTES 20 SECONDS EAST 364.01 FEET,
THENCE NORTH 40 DEGREES 30 MINUTES 10 SECONDS EAST 315.63 FEET,
THENCE NORTH 09 DEGREES 30 MINUTES 10 SECONDS WEST 132.35 FEET TO
A POINT LYING ON A CURVE CONCAVE TO THE NORTHWESTERLY, THENCE
FROM A TANGENT BEARING OF NORTH 77 DEGREES 14 MINUTES 10 SECONDS
EAST RUN NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 512.13
FEET, THROUGH A CENTRAL ANGLE OF 25 DEGREES 30 MINUTES, FOR AN ARC
DISTANCE OF 227.93 FEET, THENCE NORTH 51 DEGREES 44 MINUTES 10
SECONDS EAST 77.00 FEET, THENCE SOUTH 65 DEGREES 16 MINUTES 13
SECONDS EAST 156.76 FEET, THENCE SOUTH 08 DEGREES 58 MINUTES 20
SECONDS WEST 192.35 FEET, THENCE SOUTH 27 DEGREES 24 MINUTES 30
SECONDS WEST 608.28 FEET, THENCE SOUTH 74 DEGREES 49 MINUTES 40
SECONDS WEST 305.65 FEET, THENCE SOUTH 62 DEGREES 14 MINUTES 30
SECONDS WEST 322.06 FEET, THENCE SOUTH 12 DEGREES 13 MINUTES 10
SECONDS WEST 255.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY
BOUNDARY OF SHAMROCK SOUTH, THENCE ALONG THE NORTHERLY RIGHT
OF WAY BOUNDARY OF SAID ROAD AS FOLLOWS: NORTH 84 DEGREES 13
MINUTES 40 SECONDS WEST 112.00 FEET TO A POINT OF CURVE TO THE
LEFT, THENCE NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF
2864.83 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 12 MINUTES 50
SECONDS, FOR AN ARC DISTANCE OF 310.71 FEET, THENCE LEAVING SAID
COUNTY ROAD RUN NORTH 12 DEGREES 14 MINUTES 20 SECONDS WEST
208.79 FEET, THENCE NORTH 16 DEGREES 20 MINUTES 10 SECONDS WEST
302.20 FEET, THENCE NORTH 33 DEGREES 41 MINUTES 20 SECONDS WEST
144.22 FEET, THENCE SOUTH 55 DEGREES 24 MINUTES 30 SECONDS WEST
176.14 FEET, THENCE SOUTH 07 DEGREES 25 MINUTES 40 SECONDS WEST
65.97 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, THENCE
FROM A TANGENT BEARING OF NORTH 82 DEGREES 34 MINUTES 20 SECONDS
WEST RUN SOUTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 50.00
FEET, THROUGH A CENTRAL ANGLE OF 86 DEGREES 39 MINUTES, FOR AN ARC
DISTANCE OF 75.61 FEET, THENCE NORTH 79 DEGREES 13 MINUTES 20
SECONDS WEST 56.89 FEET, THENCE SOUTH 54 DEGREES 27 MINUTES 40
SECONDS WEST 645.17 FEET, THENCE SOUTH 05 DEGREES 49 MINUTES 00
SECONDS EAST 137.76 FEET TO THE NORTHERLY RIGHT OF WAY BOUNDARY
OF SHAMROCK SOUTH, THENCE SOUTH 83 DEGREES 45 MINUTES 30 SECONDS
WEST ALONG SAID RIGHT OF WAY BOUNDARY 169.18 FEET, THENCE NORTH
06 DEGREES 14 MINUTES 30 SECONDS WEST 75.00 FEET, THENCE NORTH 82
DEGREES 27 MINUTES 18 SECONDS WEST 217.07 FEET, THENCE SOUTH 89
DEGREES 16 MINUTES 30 SECONDS WEST 212.26 FEET, THENCE NORTH 83
DEGREES 44 MINUTES 10 SECONDS WEST 412.46 FEET, THENCE NORTH 02
DEGREES 43 MINUTES 30 SECONDS WEST 840.95 FEET, THENCE NORTH 45
DEGREES 13 MINUTES 30 SECONDS EAST 225.60 FEET TO THE POINT OF
BEGINNING; CONTAINING 40.12 ACRES MORE OR LESS.

AREA III- HOLES 2 AND 3, NEW COURSE (14.18 ACRES)

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK DE OF KILLEARN ESTATES UNIT NO. 32 AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND RUN THENCE NORTH 06 DEGREES 47 MINUTES 20 SECONDS WEST 157.48 FEET, THENCE NORTH 80 DEGREES 09 MINUTES 12 SECONDS EAST 116.73 FEET, THENCE NORTH 30 DEGREES 27 MINUTES 56 SECONDS EAST 591.69 FEET, THENCE NORTH 79 DEGREES 35 MINUTES 02 SECONDS EAST 691.39 FEET, THENCE NORTH 50 DEGREES 40 MINUTES 39 SECONDS EAST 607.56 FEET, THENCE SOUTH 39 DEGREES 22 MINUTES 20 SECONDS EAST 322.54 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES, FOR AN ARC DISTANCE OF 47.12 FEET, THENCE SOUTH 50 DEGREES 37 MINUTES 40 SECONDS WEST 557.16 FEET, THENCE WEST 554.73 FEET, THENCE SOUTH 68 DEGREES 41 MINUTES 50 SECONDS WEST 131.21 FEET, THENCE SOUTH 56 DEGREES 47 MINUTES 04 SECONDS EAST 55.78 FEET, THENCE SOUTH 57 DEGREES 04 MINUTES 51 SECONDS EAST 65.59 FEET, THENCE SOUTH 32 DEGREES 58 MINUTES 07 SECONDS EAST 36.20 FEET, THENCE SOUTH 02 DEGREES 34 MINUTES 05 SECONDS WEST 55.15 FEET, THENCE SOUTH 11 DEGREES 33 MINUTES 15 SECONDS WEST 33.00 FEET, THENCE SOUTH 09 DEGREES 10 MINUTES 43 SECONDS EAST 23.43 FEET, THENCE SOUTH 03 DEGREES 38 MINUTES 44 SECONDS EAST 43.77 FEET, THENCE SOUTH 28 DEGREES 55 MINUTES 50 SECONDS WEST 48.18 FEET, THENCE SOUTH 56 DEGREES 10 MINUTES 01 SECONDS WEST 46.13 FEET TO THE NORTHERLY BOUNDARY OF KILLEARN ESTATES UNIT NO. 32 A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 44 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY AS FOLLOWS: SOUTH 80 DEGREES 31 MINUTES 00 SECONDS WEST 13.83 FEET, THENCE NORTH 78 DEGREES 17 MINUTES 33 SECONDS WEST 37.10 FEET, THENCE NORTH 89 DEGREES 12 MINUTES 37 SECONDS WEST 51.95 FEET, THENCE SOUTH 70 DEGREES 35 MINUTES 35 SECONDS WEST 79.37 FEET, THENCE SOUTH 89 DEGREES 13 MINUTES 13 SECONDS WEST 184.40 FEET, THENCE SOUTH 56 DEGREES 58 MINUTES 34 SECONDS WEST 238.54 FEET, THENCE SOUTH 76 DEGREES 37 MINUTES 59 SECONDS WEST 138.99 FEET TO THE POINT OF BEGINNING; CONTAINING 14.18 ACRES MORE OR LESS.

AND

AREA IV-HOLES 1,2,3,4,5,8,9,10,11,12,17 AND 18, OLD COURSE HOLES 1,4,5,6,7,8 AND 9 NEW COURSE COUNTRY CLUB SITE (184.67 ACRES)

BEGIN AT THE SOUTHWEST CORNER OF LOT 3, BLOCK AM OF KILLEARN ESTATES UNIT NO. 10 AS RECORDED IN PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHWESTERLY, THENCE FROM A TANGENT BEARING OF SOUTH 14 DEGREES 02 MINUTES 20 SECONDS WEST RUN SOUTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 430.54 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 03 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 210.84 FEET, THENCE SOUTH 14 DEGREES 21 MINUTES 17 SECONDS EAST 323.64 FEET, THENCE SOUTH 24 DEGREES 08 MINUTES 59 SECONDS WEST 199.54 FEET, THENCE SOUTH 07 DEGREES 40 MINUTES 53 SECONDS EAST 92.96 FEET, THENCE SOUTH 68 DEGREES 47 MINUTES 47 SECONDS EAST 86.08 FEET, THENCE SOUTH 35 DEGREES 02 MINUTES 34 SECONDS EAST

150.00 FEET, THENCE SOUTH 45 DEGREES 45 MINUTES 20 SECONDS WEST
174.30 FEET, THENCE SOUTH 24 DEGREES 51 MINUTES 50 SECONDS EAST
30.94 FEET, THENCE SOUTH 41 DEGREES 18 MINUTES 31 SECONDS EAST
219.66 FEET, THENCE SOUTH 09 DEGREES 18 MINUTES 49 SECONDS EAST
175.98 FEET, THENCE SOUTH 13 DEGREES 19 MINUTES 30 SECONDS WEST
145.25 FEET, THENCE SOUTH 02 DEGREES 02 MINUTES 40 SECONDS WEST
280.18 FEET, THENCE SOUTH 11 DEGREES 53 MINUTES 20 SECONDS EAST
388.33 FEET, THENCE SOUTH 08 DEGREES 25 MINUTES 37 SECONDS WEST
272.95 FEET, THENCE NORTH 86 DEGREES 49 MINUTES 13 SECONDS WEST
180.28 FEET, THENCE NORTH 61 DEGREES 08 MINUTES 40 SECONDS WEST
279.73 FEET, THENCE SOUTH 81 DEGREES 59 MINUTES 43 SECONDS WEST
323.15 FEET, THENCE NORTH 15 DEGREES 34 MINUTES 30 SECONDS WEST
177.08 FEET, THENCE SOUTH 65 DEGREES 43 MINUTES 30 SECONDS WEST
25.00 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE SOUTHWESTERLY
ALONG SAID CURVE WITH A RADIUS OF 729.12 FEET, THROUGH A CENTRAL
ANGLE OF 15 DEGREES 19 MINUTES 35 SECONDS, FOR AN ARC DISTANCE OF
194.94 FEET, THENCE SOUTH 14 DEGREES 34 MINUTES 27 SECONDS WEST
224.64 FEET, THENCE SOUTH 05 DEGREES 53 MINUTES 47 SECONDS WEST
210.00 FEET, THENCE SOUTH 03 DEGREES 45 MINUTES 09 SECONDS WEST
535.86 FEET, THENCE SOUTH 17 DEGREES 13 MINUTES 00 SECONDS EAST
371.68 FEET, THENCE SOUTH 05 DEGREES 31 MINUTES 40 SECONDS EAST
311.45 FEET, THENCE SOUTH 72 DEGREES 28 MINUTES 30 SECONDS EAST
298.87 FEET, THENCE SOUTH 61 DEGREES 30 MINUTES 30 SECONDS EAST
225.88 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS WEST
758.54 FEET, THENCE NORTH 13 DEGREES 32 MINUTES 10 SECONDS EAST
277.71 FEET, THENCE NORTH 07 DEGREES 00 MINUTES 00 SECONDS WEST
287.14 FEET, THENCE NORTH 57 DEGREES 50 MINUTES 50 SECONDS EAST
206.70 FEET, THENCE SOUTH 72 DEGREES 30 MINUTES 40 SECONDS EAST
382.69 FEET, THENCE NORTH 64 DEGREES 23 MINUTES 50 SECONDS EAST
266.13 FEET, THENCE NORTH 10 DEGREES 53 MINUTES 10 SECONDS EAST
529.53 FEET, THENCE NORTH 22 DEGREES 37 MINUTES 10 SECONDS WEST
325.00 FEET, THENCE NORTH 20 DEGREES 41 MINUTES 40 SECONDS EAST
240.52 FEET, THENCE NORTH 55 DEGREES 22 MINUTES 30 SECONDS EAST
255.20 FEET, THENCE NORTH 60 DEGREES 43 MINUTES 30 SECONDS EAST
378.32 FEET, THENCE NORTH 64 DEGREES 50 MINUTES 30 SECONDS EAST
50.00 FEET, THENCE SOUTH 25 DEGREES 09 MINUTES 30 SECONDS EAST
189.65 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTHERLY,
THENCE FROM A TANGENT BEARING OF NORTH 88 DEGREES 01 MINUTES 36
SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF
191.30 FEET, THROUGH A CENTRAL ANGLE 42 DEGREES 23 MINUTES 40
SECONDS, FOR AN ARC DISTANCE OF 141.56 FEET, THENCE NORTH 52
DEGREES 35 MINUTES 30 SECONDS EAST 142.44 FEET, THENCE SOUTH 39
DEGREES 55 MINUTES 10 SECONDS EAST 718.91 FEET, THENCE SOUTH 11
DEGREES 53 MINUTES 20 SECONDS WEST 194.16 FEET, THENCE SOUTH 51
DEGREES 43 MINUTES 50 SECONDS WEST 573.17 FEET, THENCE SOUTH 60
DEGREES 27 MINUTES 40 SECONDS WEST 517.23 FEET, THENCE SOUTH 42
DEGREES 36 MINUTES 50 SECONDS WEST 339.71 FEET, THENCE SOUTH 45
DEGREES 44 MINUTES 40 SECONDS EAST 272.26 FEET, THENCE NORTH 34
DEGREES 17 MINUTES 10 SECONDS EAST 133.14 FEET, THENCE NORTH 60
DEGREES 56 MINUTES 40 SECONDS EAST 926.61 FEET, THENCE NORTH 48
DEGREES 48 MINUTES 50 SECONDS EAST 531.51 FEET, THENCE EAST 255.00
FEET, THENCE SOUTH 34 DEGREES 59 MINUTES 30 SECONDS EAST 183.10
FEET, THENCE SOUTH 68 DEGREES 17 MINUTES 20 SECONDS EAST 581.23

FEET, THENCE EAST 200.00 FEET, THENCE SOUTH 56 DEGREES 31 MINUTES 40 SECONDS EAST 153.28 FEET, THENCE NORTH 86 DEGREES 50 MINUTES 08 SECONDS EAST 134.62 FEET, THENCE SOUTH 68 DEGREES 31 MINUTES 58 SECONDS EAST 112.61 FEET, THENCE NORTH 51 DEGREES 44 MINUTES 10 SECONDS EAST 215.00 FEET, THENCE NORTH 46 DEGREES 20 MINUTES 48 SECONDS WEST 174.27 FEET, THENCE NORTH 15 DEGREES 12 MINUTES 24 SECONDS WEST 114.06 FEET TO THE BOUNDARY OF KILLEARN ESTATES UNIT NO. 26 AS RECORDED IN PLAT BOOK 9, PAGE 19 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE ALONG SAID BOUNDARY AS FOLLOWS: NORTH 68 DEGREES 42 MINUTES 56 SECONDS WEST 151.02 FEET, THENCE NORTH 82 DEGREES 14 MINUTES 06 SECONDS WEST 570.57 FEET, THENCE NORTH 49 DEGREES 53 MINUTES 28 SECONDS WEST 128.91 FEET, THENCE NORTH 31 DEGREES 32 MINUTES 04 SECONDS WEST 152.97 FEET, THENCE NORTH 68 DEGREES 51 MINUTES 18 SECONDS WEST 394.39 FEET, THENCE NORTH 23 DEGREES 37 MINUTES 04 SECONDS WEST 136.58 FEET, THENCE NORTH 23 DEGREES 10 MINUTES 36 SECONDS WEST 661.02 FEET, THENCE NORTH 37 DEGREES 45 MINUTES 52 SECONDS EAST 100.00 FEET, THENCE SOUTH 53 DEGREES 44 MINUTES 41 SECONDS EAST 1070.17 FEET, THENCE NORTH 80 DEGREES 23 MINUTES 52 SECONDS EAST 137.34 FEET, THENCE LEAVING SAID BOUNDARY RUN NORTH 06 DEGREES 47 MINUTES 20 SECONDS WEST 259.83 FEET, THENCE NORTH 68 DEGREES 53 MINUTES 48 SECONDS WEST 295.25 FEET, THENCE NORTH 55 DEGREES 03 MINUTES 15 SECONDS WEST 413.09 FEET, THENCE NORTH 53 DEGREES 49 MINUTES 44 SECONDS WEST 442.27 FEET, THENCE NORTH 49 DEGREES 10 MINUTES 09 SECONDS WEST 354.75 FEET, THENCE NORTH 07 DEGREES 09 MINUTES 27 SECONDS EAST 395.50 FEET, THENCE SOUTH 65 DEGREES 12 MINUTES 25 SECONDS EAST 367.96 FEET, THENCE NORTH 87 DEGREES 28 MINUTES 16 SECONDS EAST 489.05 FEET, THENCE NORTH 77 DEGREES 17 MINUTES 22 SECONDS EAST 419.56 FEET, THENCE SOUTH 09 DEGREES 22 MINUTES 38 SECONDS EAST 236.98 FEET, THENCE NORTH 70 DEGREES 05 MINUTES 46 SECONDS EAST 308.42 FEET, THENCE NORTH 84 DEGREES 43 MINUTES 08 SECONDS EAST 597.54 FEET, THENCE NORTH 28 DEGREES 57 MINUTES 45 SECONDS EAST 687.55 FEET, THENCE NORTH 72 DEGREES 59 MINUTES 12 SECONDS EAST 188.98 FEET, THENCE SOUTH 24 DEGREES 12 MINUTES 24 SECONDS EAST 317.41 FEET, THENCE SOUTH 18 DEGREES 06 MINUTES 52 SECONDS EAST 265.04 FEET, THENCE SOUTH 09 DEGREES 00 MINUTES 15 SECONDS EAST 264.08 FEET, THENCE SOUTH 39 DEGREES 22 MINUTES 20 SECONDS EAST 184.02 FEET TO THE WESTERLY BOUNDARY OF SAID KILLEARN ESTATES UNIT NO. 26, THENCE NORTH 50 DEGREES 37 MINUTES 40 SECONDS EAST 47.61 FEET, THENCE NORTH 05 DEGREES 47 MINUTES 28 SECONDS EAST 329.00 FEET, THENCE LEAVING SAID WESTERLY BOUNDARY RUN NORTH 06 DEGREES 07 MINUTES 04 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF KIMBERTON UNIT NO. 2 AS RECORDED IN PLAT BOOK 9, PAGE 20 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND THE PROJECTION THEREOF 331.95 FEET, THENCE NORTH 09 DEGREES 32 MINUTES 49 SECONDS WEST 115.70 FEET, THENCE NORTH 28 DEGREES 49 MINUTES 37 SECONDS WEST 548.97 FEET, THENCE NORTH 84 DEGREES 32 MINUTES 58 SECONDS WEST 220.03 FEET, THENCE SOUTH 38 DEGREES 18 MINUTES 07 SECONDS WEST 969.60 FEET, THENCE SOUTH 83 DEGREES 25 MINUTES 05 SECONDS WEST 654.31 FEET, THENCE NORTH 87 DEGREES 07 MINUTES 35 SECONDS WEST 946.05 FEET, THENCE NORTH 61 DEGREES 51 MINUTES 56 SECONDS WEST 408.39 FEET, THENCE NORTH 16 DEGREES 10 MINUTES 39 SECONDS EAST 305.08 FEET, THENCE SOUTH 83 DEGREES 09 MINUTES 26 SECONDS EAST

100.72 FEET, THENCE NORTH 08 DEGREES 11 MINUTES 16 SECONDS EAST
140.43 FEET, THENCE NORTH 15 DEGREES 22 MINUTES 28 SECONDS WEST
324.84 FEET, THENCE SOUTH 87 DEGREES 46 MINUTES 37 SECONDS EAST
100.00 FEET, THENCE NORTH 13 DEGREES 45 MINUTES 57 SECONDS WEST
380.00 FEET, THENCE NORTH 70 DEGREES 59 MINUTES 47 SECONDS WEST
558.97 FEET, THENCE SOUTH 65 DEGREES 56 MINUTES 20 SECONDS WEST
229.07 FEET, THENCE NORTH 88 DEGREES 40 MINUTES 20 SECONDS WEST
20.56 FEET, THENCE SOUTH 31 DEGREES 31 MINUTES 47 SECONDS WEST
193.04 FEET TO A POINT ON A CURVE CONCAVE TO THE EASTERLY, THENCE
FROM A TANGENT BEARING OF SOUTH 15 DEGREES 00 MINUTES 40 SECONDS
WEST RUN SOUTHERLY ALONG SAID CURVE WITH A RADIUS OF 300.00 FEET,
THROUGH A CENTRAL ANGLE OF 36 DEGREES 48 MINUTES, FOR AN ARC
DISTANCE OF 192.68 FEET, THENCE SOUTH 28 DEGREES 01 MINUTES 37
SECONDS WEST 304.16 FEET, THENCE SOUTH 33 DEGREES 07 MINUTES 12
SECONDS WEST 202.38 FEET, THENCE SOUTH 77 DEGREES 20 MINUTES 36
SECONDS WEST 73.51 FEET, THENCE NORTH 05 DEGREES 20 MINUTES 22
SECONDS EAST 172.38 FEET TO A POINT OF CURVE TO THE LEFT, THENCE
ALONG SAID CURVE WITH A RADIUS OF 128.55 FEET, THROUGH A CENTRAL
ANGLE OF 57 DEGREES 08 MINUTES 19 SECONDS FOR AN ARC DISTANCE OF
128.20 FEET, THENCE NORTH 51 DEGREES 47 MINUTES 57 SECONDS WEST
120.00 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE ALONG SAID
CURVE WITH A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90
DEGREES, FOR AN ARC DISTANCE OF 47.12 FEET TO THE SOUTHEASTERLY
RIGHT OF WAY BOUNDARY OF SHAMROCK NORTH, THENCE SOUTH 38
DEGREES 12 MINUTES 03 SECONDS WEST ALONG SAID RIGHT OF WAY
BOUNDARY 120.00 FEET TO A POINT ON A CURVE CONCAVE TO THE
SOUTHERLY, THENCE FROM A TANGENT BEARING OF NORTH 38 DEGREES 12
MINUTES 03 SECONDS EAST RUN NORTHEASTERLY AND SOUTHEASTERLY
ALONG SAID CURVE WITH A RADIUS OF 30.00 FEET, THROUGH A CENTRAL
ANGLE OF 90 DEGREES, FOR AN ARC DISTANCE OF 47.12 FEET, THENCE
SOUTH 51 DEGREES 47 MINUTES 57 SECONDS EAST 100.00 FEET, THENCE
SOUTH 02 DEGREES 47 MINUTES 30 SECONDS EAST 385.82 FEET, THENCE
SOUTH 33 DEGREES 06 MINUTES 40 SECONDS EAST 249.15 FEET, THENCE
NORTH 85 DEGREES 42 MINUTES 41 SECONDS EAST 16.86 FEET, THENCE
SOUTH 05 DEGREES 57 MINUTES 13 SECONDS EAST 118.12 FEET, THENCE TO
A POINT OF CURVE TO THE RIGHT, THENCE ALONG SAID CURVE WITH A
RADIUS OF 138.79 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 01
MINUTES 19 SECONDS, FOR AN ARC DISTANCE OF 106.64 FEET, THENCE
SOUTH 38 DEGREES 04 MINUTES 06 SECONDS WEST 148.88 FEET TO A POINT
OF CURVE TO THE LEFT, THENCE ALONG SAID CURVE WITH A RADIUS OF
148.06 FEET, THROUGH A CENTRAL ANGLE OF 54 DEGREES 33 MINUTES 10
SECONDS, FOR AN ARC DISTANCE OF 140.97 FEET, THENCE SOUTH 16
DEGREES 29 MINUTES 04 SECONDS EAST 52.32 FEET TO A POINT OF CURVE
TO THE LEFT, THENCE ALONG SAID CURVE WITH A RADIUS OF 137.44 FEET,
THROUGH A CENTRAL ANGLE OF 38 DEGREES 13 MINUTES 20 SECONDS, FOR
AN ARC DISTANCE OF 91.69 FEET, THENCE SOUTH 54 DEGREES 42 MINUTES
24 SECONDS EAST 74.78 FEET, THENCE SOUTH 38 DEGREES 27 MINUTES 06
SECONDS WEST 245.08 FEET, THENCE SOUTH 67 DEGREES 10 MINUTES 24
SECONDS WEST 572.25 FEET, THENCE NORTH 06 DEGREES 07 MINUTES 18
SECONDS WEST 156.90 FEET, THENCE NORTH 18 DEGREES 23 MINUTES 07
SECONDS WEST 634.17 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 57
SECONDS WEST 163.33 FEET, THENCE NORTH 75 DEGREES 57 MINUTES 40

SECONDS WEST 105.46 FEET TO THE POINT OF BEGINNING; CONTAINING 184.67 ACRES MORE OR LESS.

AND

A 0.048 ACRE PARCEL LOCATED ADJACENT TO THE PROPOSED KILLEARN ESTATES UNIT NO. 27 AND THE KILLEARN GOLF AND COUNTRY CLUB.

COMMENCE AT THE WESTERN MOST CORNER OF LOT 55, BLOCK CO OF KILLEARN ESTATES UNIT NO. 26 A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 19 OF THE PUBLIC RECORDS OF LEON COUNTY, AND PROCEED NORTH 39 DEGREES 22 MINUTES 20 SECONDS WEST ALONG THE RIGHT OF WAY BOUNDARY LINE OF GRIFFIN DRIVE 184.02 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY RUN NORTH 09 DEGREES 00 MINUTES 15 SECONDS WEST ALONG THE PRESENT PROPERTY LINE OF THE KILLEARN GOLF AND COUNTRY CLUB 95.00 FEET TO A CONCRETE MONUMENT, THENCE LEAVING SAID PRESENT PROPERTY LINE RUN SOUTH 48 DEGREES 50 MINUTES 36 SECONDS WEST ALONG THE PROPOSED PROPERTY LINE OF 17, BLOCK CQ OF KILLEARN ESTATES UNIT NO. 27 (UNRECORDED) 53.55 FEET TO A CONCRETE MONUMENT ON THE RIGHT OF WAY BOUNDARY LINE OF GRIFFIN DRIVE SAID MONUMENT ALSO BEING A POINT ON A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST, THENCE LEAVING SAID LOT 17 PROPERTY LINE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY BOUNDARY AND ALONG SAID CURVE HAVING A RADIUS OF 589.13 FEET THROUGH A CENTRAL OF 07 DEGREES 50 MINUTES 02 SECONDS FOR AN ARC DISTANCE OF 80.55 FEET (SAID CURVE ALSO HAVING A CHORD BEARING SOUTH 43 DEGREES 17 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 80.49 FEET) TO THE POINT OF BEGINNING, CONTAINING 2079.7 SQUARE FEET 0.048 ACRES, MORE OR LESS.

LESS & EXCEPT:

COMMENCE AT THE SOUTHEASTERLY MOST CORNER OF LOT 11, BLOCK CR OF KILLEARN ESTATES UNIT NO. 25, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED WITHIN PLAT BOOK 9, PAGE 19 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND PROCEED NORTH 79 DEGREES 55 MINUTES 02 SECONDS EAST 471.09 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 50 DEGREES 40 MINUTES 39 SECONDS EAST 600.08 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING PROCEED NORTH 60 DEGREES 40 MINUTES 39 SECONDS EAST 7.49 FEET TO A POINT FOR CORNER, THENCE RUN SOUTH 39 DEGREES 22 MINUTES 20 SECONDS EAST 88.68 FEET TO A CONCRETE MONUMENT, SAID MONUMENT ALSO BEING A POINT ON A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST, THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE HAVING A RADIUS OF 529.13 FEET, THROUGH A CENTRAL ANGLE OF 09 DEGREES 30 MINUTES 55 SECONDS, FOR AN ARC DISTANCE OF 89.11 FEET (SAID CURVE ALSO HAVING A CHORD BEARING NORTH 44 DEGREES 11 MINUTES 48 SECONDS WEST AND A CHORD LENGTH OF 89.00 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

COMMENCE AT THE NORTHWESTERLY MOST CORNER OF LOT 1, BLOCK CQ OF KILLEARN ESTATES UNIT NO.26, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 19 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND PROCEED NORTH 70 DEGREES 05 MINUTES 40 SECONDS EAST 154.09 FEET TO A CONCRETE MONUMENT, THENCE NORTH 84 DEGREES 43 MINUTES 08 SECONDS EAST 549.54 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING PROCEED NORTH 84 DEGREES 43 MINUTES 08 SECONDS EAST 48.00 FEET TO A POINT FOR CORNER, THENCE NORTH 28 DEGREES 57 MINUTES 45 SECONDS EAST 47.54 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 56 DEGREES 59 MINUTES 13 SECONDS WEST 84.45 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ANY PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE "BRIDAL PATHS", AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4577, PAGE 311, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.