

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, the 49'er Ranch Development Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank and Trust Company, Greenville, South Carolina

(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

Six Thousand and no/100-----Dollars (\$6,000.00) due and payable

with interest thereon from date at the rate of 6% per centum per annum, to be paid: semi-annually

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, State of South Carolina and being in Saluda Township, consisting of 100 acres, more or less, adjoining lands of D. W. Pitman, Trammell, C. A. Fowler and others, and being the same tract as was conveyed to Lewis W. Scoggins by deed of C. T. Kendricks as was recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 87, at Page 138, reference to which is craved for a more complete description thereof with plat made by S.M. Martin, Surveyor, 1920, and which is designated as Lot or Tract No. #5, Block 1, Sheet 656.2 on the tax maps of Greenville County.

ALSO, all that certain piece, parcel or tract of land, situate, lying and being in Saluda Township, Greenville County, South Carolina, being known as Tract No. #2 of Milton Trammell Property, as shown on survey and plat of same made by W. A. Hester, July 31, 1923, and designated as Lot or Tract No. #8, Block 1, Sheet 656.1 on the tax map of South Carolina, and having the following metes and bounds to-wit:

BEGINNING at a maple XOM on branch and in line of land of C.A. Fowler, and running thence along the meanders of said branch as line in an easterly direction 19.55 chains to poplar XOM; thence running N. 07.00 W. 4.37 chains to stake in old road; thence running N. 15 1/2 W. 5.92 chains to a stake; thence running N. 36 1/2 W. 3.50 chains to a stone OM; thence running N. 12-00 E. 16.40 chains to a stone, thence running N. 11 E. 10.20 chains to a stone; thence running S. 74 1/2 W. 5.40 chains to chestnut stump; thence running N. 54 W. 12.00 chains to chestnut stump; thence running S. 86 W. 17.90 chains to chestnut oak XOM; thence running S. 17 E. 1.75 chains to stone; thence running 23 1/2 E. 24.50 chains to blackgum XOM; thence running S. 26 E. 15.00 chains to the point of beginning and containing 84 1/2 acres, more or less, bounded bylands of M. P. Trammell, Henry Pitman, Lewis W. Scoggins and C. A. Fowler, less 8.37 acres conveyed to Annie Bess Stomey on the 21st day of April, 1954 in Deed Book 499 at Page 493.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 30 PAGE 361

SATISFIED AND RECEIVED BY BOOKED 20 DAY OF May 1975 R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:33 O'CLOCK P.M. NO. 24997