

GREENVILLE CO. S. C.

DEC. 3 45 PM '70

BOOK 1174 PAGE 623

HORTON, DRAWDY, DILLARD, MARCHEBANKS, CHAPMAN & BROWN, P.A., 167 PETTIGRU STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE  
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RACKLEY-HAWKINS, LTD, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Two Hundred Fifteen Thousand and No/100----- Dollars  
(\$ 215,000.00) due and payable as provided for under the terms and conditions of said note; which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 8 1/4% per centum per annum, to be paid as provided for in said note; 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 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 those pieces, parcels or tracts of land containing 100 acres, more or less, on the southeastern side of Miller Road, on the eastern side and western side of a proposed extension of Old Mill Road and on the western side of Gilders Creek, in the Town of Mauldin, Austin Township, Greenville County, South Carolina, being shown on a plat of Property of Hillsborough Corp. made by Jones Engineering Service dated December 1968 and recorded in the RMC Office for Greenville County, S.C. in Plat Book TTT Page 91, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the southeastern side of Miller Road at the common corner of the property formerly owned by Lillie S. Blakely and Sudie S. Stenhouse known as Tracts Nos. 1 and 2 on a plat of property of Mrs. Corrie L. Smith recorded in the RMC Office for Greenville County, S.C., in Plat Book HH, Page 101, and running thence along the southeastern side of Miller Road N 63-03 E 400 feet to an iron pin; thence continuing along said side of Miller Road N 55-28 E 382.2 feet to an iron pin; thence continuing along said side of Miller Road N 53-46 E 326.2 feet to an iron pin; thence along the common boundary of Tract No. 2 and Tract No. 3 now owned by Nellie M. Smith S 45-30 E 473 feet to an iron pin; thence along the line of the property of the Estate of W.R. Corn as shown on a plat of record in the RMC Office for Greenville County, S.C., in Plat Book EE, Page 184, N. 14-24 E 379.2 feet to an iron pin; thence S 59-07 E 908.5 feet to an iron pin; thence N 73-19 E 465.8 feet to an iron pin 6 feet back from the center line of a branch near an old poplar mark; thence with said branch as the line, the traverse line being S 32-58 E 345.5 feet to a water oak mark; thence S. 59-43 E 305.6 feet to an iron pin; thence S 85-05 E 459 feet, more or less, to a large poplar mark near a branch; thence with the branch as the line, the traverse line being S 19-31 E 82 feet to an iron pin in or near Gilders Creek; thence with Gilders Creek as the line, the following traverse courses and distances: S 16-34 E 100 feet to an iron pin; S 4-04 W 100 feet to an iron pin; S 0-14 W 100 feet to an iron pin; S 10-41 E 120 feet to an iron pin; S 38-23 E 150 feet to an iron pin; S 29-48 E 100 feet to an iron pin; and S 17-40 E 170.6 feet to an iron pin; thence leaving said branch and running thence S 21-00 W 420.9 feet to an iron pin; thence running N 87-59 W and crossing a branch 340.5 feet to an iron pin; thence S 84-26 W recrossing said branch 260.7 feet to an iron pin near said branch; thence S.70-28 W 470 feet to an iron pin at an old wild cherry mark; thence N 82-07 W 418.9 feet to an iron pin; thence N 13-41 W 982.2 feet to an iron pin; thence N 83-35 W 788.9 feet to an iron

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