12:30 P.M.

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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Posey D. Tankersley and James E. Barnett, of Greenville County

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

One Hundred Fifty Thousand and No/100---------- ($ 150,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate the principal payable on or before three (3) years from date, and interest therein specified in installments of payable monthly. ($XXXXXXXXXXXXXXX) Dollars each on the first day of each month hereafter, in advance, until the principal and interest are fully paid, the last payment on account of said principal and interest, if not sooner paid, to be due and payable on the first day of [illegible]; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of U. S. Highway No. 276, and being separated therefrom by the right-of-way of the old G & N Railroad, and according to a survey of the George W. Bridwell Estate made by Terry T. Dill, September 1961, containing 92.88 acres, more or less, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of said right-of-way at the intersection of the Bridwell Road and running thence with the northeastern side of said right-of-way , N. 51-00 W. 300 feet to an iron pin at the corner of property now or formerly owned by Lyday; thence with the line of said property, N. 37-15 E. 465.4 feet to an iron pin, thence continuing with said property, N. 52-45 W. 219.9 feet to an iron pin in the line of the Renfrew-Abney Mills; thence with the line of said property, N. 35-29 E. 2153 feet to an iron pin, corner of the property now or formerly owned by Sam McGowan; thence with the line of said property, N. 68-02 E. 272.7 feet to an iron pin; thence N. 17-00 E. 1060 feet, passing three iron pins, to point in creek; thence with the creek as the line, the traverses of which are, S. 38-30 E. 220 feet, S. 32-30 E. 335 feet, and S. 35-25 E. 290 feet to a branch; thence leaving said creek, S. 50-30 E. 248 feet to point in the center of a county road; thence with the center of said county road, S. 16-48 E. 465.7 feet to a point, corner of property now or formerly owned by Holland McKinney; thence with the line of said property, S. 67-30 W. 131 feet to an iron pin; thence S. 3 E. 148 feet to a stake; thence S. 29-00 E. 120 feet to an iron pin; thence N. 78-00 E. 137 feet to point in center of said county road; thence with the center of said county road, S. 16-48 E. 338 feet to a point in Bridwell Road; thence with said Bridwell Road, S. 54-12 W. 524 feet to the corner of J. W. Duncan property; thence with the line of said property, N. 44-30 W. 187.7 feet to an iron pin; thence S. 54-15 W. 631.8 feet to an iron pin; thence S. 23-00 E. 178.2 feet to a point in Bridwell Road; thence with the center of said road, S. 54-12 W. 383 feet and S. 56-30 W. 244.1 feet to a point at the corner of property now or formerly owned by C. Hester; thence with line of said property, N. 34-15 W. 215 feet to an iron pin; thence continuing with Hester and McAlister property, S. 57-20 W. 313.3 feet to an iron pin; thence S. 32-04 E. 209.7 feet to a point in Bridwell Road; thence with Bridwell Road, S. 57-30 W. 456 feet, S. 61-20 W. 221.8 feet and S. 73-25 W. 323 feet to the beginning corner;