

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
OCT 28 11 32 AM '71
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

WHEREAS, Juster Enterprises, Inc.,

hereinafter called the mortgagor(s), is (are) well and truly indebted to C. S. Verdin, Jr., as Trustee for Ruth V. Duncan, Frank A. Blakely, Ressie Rachel M. Verdin, C. S. Verdin, Jr., and Lucille V. Baldwin, under Trust Agreement, dated October 27, 1971, hereinafter called the mortgagee(s),

in the full and just sum of One Hundred Three Thousand Two Hundred Fifty-One and 75/100 (\$103,251.75) Dollars-----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable ~~in~~ ⁱⁿ three equal installments of Thirty-Four Thousand Four Hundred Seventeen and 25/100 (\$34,417.25) Dollars on the following dates: December 31, 1972, first installment, December 31, 1973, second installment; December 31, 1974, third installment with interest from date at the rate of six per centum per annum until paid; interest to be computed and paid with install-^{ments} and if unpaid when due to bear interest at same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or tract of land in Greenville County, near the town of Mauldin, S. C. and containing 58.17 acres of land and is designated in the name of Ruth V. Duncan on a plat entitled "Compiled plat of Verdin Property", said plat was prepared by C. O. Riddle, September, 1971, and is recorded in the R. M. C. Office for Greenville County in Plat Book _____ at Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Bethel Road at the joint corner of property belonging to Ruth V. Duncan and Eastdale Subdivision; thence with the common line of Ruth V. Duncan and Eastdale Subdivision N. 22-29 W. 24.5 feet to an iron pin; thence continuing N. 22-29 W. 740.4 feet to an iron pin; thence N. 22-04 W. 300.7 feet to an iron pin; thence N. 28-38 E. 541.5 feet to an iron pin; thence N. 29-11 E. 184.3 feet to an iron pin; thence N. 29-34 E. 273.6 feet to an iron pin; thence N. 29-22 E. 938.7 feet to an iron pin at the corner of Lucille B. Ellison property; thence with the Lucille B. Ellison property S. 56-09 E. 772.4 feet to an iron pin; thence continuing with said property S. 55-33 W. 552.3 feet to an iron pin; thence S. 31-26 W. 328.6 feet to an iron pin; thence S. 29-25 W. 71.9 feet to an iron pin; thence S. 30-19 W. 536.05 feet to an iron pin; thence S. 30-21 W. 106.87 feet to an iron pin; thence N. 39-10 W. 231.9 feet to an iron pin; thence S. 50-50 W. 367.4 feet to an iron pin; thence S. 39-10 E. 302.35 feet to an iron pin; thence S. 49-31 E. 60.64 feet to an iron pin; thence S. 49-31 E. 78.58 feet to an iron pin; thence S. 39-10 E. 209.55 feet to a nail and cap in Bethel Road; thence S. 52-40 W. 50 feet to a nail and cap in Bethel Road; thence N. 39-10 W. 209 feet to an iron pin; thence N. 49-31 W. 60.64 feet to an iron pin; thence N. 49-31 W. 78.58 feet to an iron pin; thence S. 41-54 W. 39.37 feet to an iron pin; thence S. 66-07 W. 126.6 feet to an iron pin; thence S. 8-45 E. 306.7 feet to a nail and cap in Bethel Road; thence with Bethel Road S. 76-30 W. 42.4 feet to a nail and cap; thence continuing with Bethel Road S. 76-30 W. 15.2 feet to the nail and cap, the point of beginning.