

FILED
GREENVILLE CO. S. C. 1259 PAGE 149
MORTGAGE OF REAL ESTATE—Offices of LEATHERWOOD, WALKER, TODD & MANN, Attorneys at Law, Greenville, S. C.
806 20 11 42 PM '73

DONNIE S. TANKERSLEY
R.M.C.

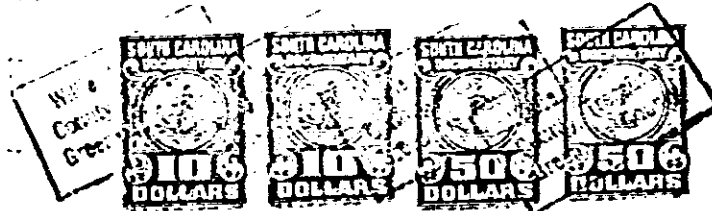
STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS we, B & J Company, a general partnership organized under the laws of the State of South Carolina having its principal place of business in Greenville, S. C. are well and truly indebted to First Piedmont Mortgage Company, Inc.

in the full and just sum of Three Hundred Thousand and no/100 (\$300,000.00) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable on the 27th day of August 1976



with interest from date at the rate of Twelve (12%) per centum per annum until paid; interest to be computed and paid annually, and if unpaid when due to bear interest at same rate as principal until paid, and we 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 we, the said B & J Company, a general partnership, 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 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

First Piedmont Mortgage Company, Inc. all that tract or lot of land in Township, Greenville County, State of South Carolina, Containing 29.14 acres and being shown on a plat entitled "Survey for B & J Partnership" by W. R. Williams dated August 10, 1973, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 42, Page 72, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western right-of-way of Duncan Chapel Road, which iron pin is located N. 26-17 W. 369.9 feet from the intersection of the said western right-of-way of Duncan Chapel Road with the northern right-of-way of Montague Road at the corner of property of Childers, and running thence S. 26-17 E. 369.9 feet with the western right-of-way of Duncan Chapel Road to an iron pin at the intersection of said right-of-way with the northern right-of-way of Montague Road, thence with said intersection S. 9-46 W. 81.0 feet to an iron pin on the northern side of Montague Road; thence with the new northern right-of-way of Montague Road S. 46-09 W. 916.4 feet to an iron pin; thence continuing with said right-of-way S. 43-55 W. 180.0 feet to a nail in the center of the old Montague Road; thence with the centerline of the said old road the following courses and distances: S. 59-06 W. 132.0 feet to a nail, S. 41-51 W. 80.0 feet to a nail, and S. 11-46 W. 125 feet to a spike on the new northern right-of-way of Montague Road; thence with said new right-of-way S. 33-01 W. 66.9 feet to an iron pin on the western edge of a

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