

MORTGAGE OF REAL ESTATE—Office of Wych, Burgess, Freeman & Farham, P.A. Greenville, S. C.  
 FILED  
 GREENVILLE CO. S.C.

SEP 18 4 38 PM '73

STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY MORTGAGE  
 COUNTY OF GREENVILLE R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: VENTURE DEVELOPMENT, a South Carolina partnership consisting of Harry H. Payne, III, Joseph C. Hooper, and Tommy S. Oakley, (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The South Carolina National Bank, 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 One Hundred Thousand and no/100-----DOLLARS (\$100,000.00-- ) with interest thereon from date at the rate of 12 per centum per annum, said principal and interest to be repaid as follows:

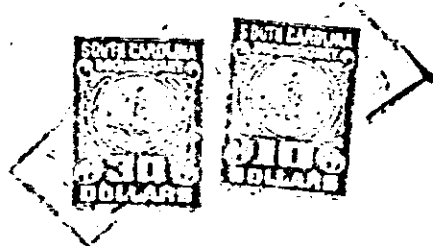
Interest only to be payable for a period of one year, payable on a monthly basis beginning November 1, 1973; payments of principal and interest to be made on a monthly basis beginning October 1, 1974, said payments to be in the amount of \$1,200.18 each; entire outstanding principal balance and all accrued interest due and payable in one final installment on October 1, 1976.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land, with all improvements thereon, lying and being on the south side of Rutherford Road, near the town of Taylors, County of Greenville, State of South Carolina, being a portion of the property shown on a plat of the property of Brent Corporation, prepared by Campbell and Clarkson Surveyors, Inc., recorded in the R.M.C. Office of Greenville County in Plat Book 4T at Page 73, consisting of approximately 4.19 acres net of rights-of-way, and having the following metes and bounds, to-wit:

BEGINNING at a point located on the southeastern side of the right-of-way of Rutherford Road; thence along said southeastern side of said right-of-way N. 63-08 E. 141.5 feet to a point; thence N. 71-49 E. 76.02 feet to a point; thence N. 80-10 E. 112.3 feet to a point; thence N. 87-33 E. 70.0 feet to a point; thence S. 86-47 E. 54.7 feet to a point; thence S. 83-17 E. 45.6 feet to a point; thence S. 78-05 E. 56.2 feet to a point; thence S. 75-54 E. 691.02 feet to a point; thence turning and leaving said right-of-way and proceeding S. 3-28 W. 70.0 feet to a point located on the Northern side of the right-of-way of the P & N Railroad; thence S. 3-28 W. 57.5 feet to a point in the center of said P & N Railroad; thence along the center of said railroad N. 86-33 W. 1205.8 feet to a point; thence N. 3-27 E. 57.5 feet to a point on the Northern side of said railroad right-of-way; thence N. 3-27 E. 75.6 feet to the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.