

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU ST GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
and COUNTY OF PICKENS

FILED  
GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
7 5 2:06 PM  
R.L.S. RIDLEY

RECORDING FEE  
PAID \$ 3.00

WHEREAS, James C. Blakely, Jr. as Trustee Under Written Agreement dated September 16, 1974 between C. Vincent Brown et al, (hereinafter referred to as Mortgagor) is well and truly indebted unto Donald Russell, Jr. (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 Two Hundred Four Thousand Six Hundred Eight and 00/100-----Dollars (\$204,608.00) due and payable

with interest thereon from date at the rate of eight per centum per annum, to be paid: As provided in said note.

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 that piece, parcel or tract of land, located, lying and being in both the County of Greenville and the County of Pickens, State of South Carolina, containing 472.9 acres, more or less, as shown on plat entitled "Property of Donald Russell", prepared by C. O. Riddle, R.L.S., dated September 9, 1974, recorded in the R.M.C. Office for Greenville County in Plat Book 5 F at Page 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway 11 and 276, which point is N. 83-30 W. 161.4 feet from the center line of a culvert and running thence N. 83-30 W. 33.56 feet to a point in the center of S. C. Highway 11 and 276; thence, leaving said highway and running N. 09-45 W. 133 feet to an iron pin; thence, along Persimmon Ridge Road (also known as Old Caesar's Head Road), the following courses and distances, to-wit: N. 15-51 W. 181 feet; N. 39-56 W. 230 feet; N. 73-22 W. 354 feet; N. 81-48 W. 310 feet; N. 41-53 W. 510 feet; N. 32-50 W. 261 feet; N. 67-45 W. 187 feet; N. 51-08 W. 263 feet; N. 70-50 W. 298 feet; N. 72-05 W. 261 feet; N. 42-55 W. 148 feet and N. 59-53 W. 148.2 feet to an iron pin in the center line of said road; thence, leaving said road and running S. 58-49 W. 2,690 feet to an old white oak tree; thence N. 76-11 W. 1,895 feet to an iron pin in the line of the property of the State of South Carolina (Wild Cat Wayside Park); thence, along the joint line of the property herein conveyed and the property of the State of South Carolina the following courses and distances, (Continued on attached sheet)

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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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