

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James R. Gilreath, Trustee for Kenneth W. Reese and Kenneth L. Nutt under Deed recorded in the RMC Office of Greenville County (hereinafter referred to as Mortgagor) is well and truly indebted unto in Deed Book 1014, Page 303.

CHARLES E. UPCHURCH

(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 Four hundred thirty-seven thousand one hundred

Thirty and 17/100-----Dollars (\$437,130.17) due and payable in equal monthly installments to interest only beginning August 1, 1975, in the amount of Two Thousand Nine Hundred Fourteen and 20/100 (\$2,914.20) Dollars, with principal payments to begin on February 1, 1980, and amortized from that date on a monthly basis, including interest over 240 months, with interest thereon from July 27, 1975 at the rate of eight (8) per centum per annum, to be paid monthly.

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

TRACT NO. 1

ALL that certain piece, parcel or tract of land, situate, lying and being on the northern side of Sulphur Springs Road and on the western side of Watkins Road in Greenville County, South Carolina, being shown and designated as Tract "A" containing 31.55 acres, including Duke Power right of way, according to plat entitled "Property of Ruby R. Graham, et al" by Enwright & Associates, dated February 4, 1972, amended July 11, 1974, and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point on the northern right of way of Sulphur Springs Road, which point is located 171.4 feet west of the center line of Watkins Bridge Road, and running thence with the right of way of Sulphur Springs Road as follows: S. 78-36 W. 46.4 feet to a point; thence S. 76-56 W. 100 feet to a point; thence S. 74-40 W. 100 feet to a point; thence S. 72-52 W. 100 feet to a point; thence S. 70-42 W. 100 feet to a point; thence S. 68-50 W. 100 feet to a point; thence S. 67-46 W. 1,350 feet to a point; thence S. 65-09 W. 100 feet to a point; thence S. 60-13 W. 100 feet to a point; thence S. 55-20 W. 100 feet to a point; thence S. 50-30 W. 100 feet to an iron pin; thence leaving said right of way and running N. 1-48 W. 459.1 feet to an iron pin; thence N. 66-21 E. 831.2 feet to an iron pin; thence N. 12-11 W. 497.1 feet to an iron pin; thence N. 75-59 E. 1,258.7 feet to a point in the center of Watkins Bridge Road; thence with the center of Watkins Bridge Road, S. 31-49 E. 423.52 feet to a point; thence leaving said road and running S. 58-09 W. 181.7 feet to a point on the right of way of a Duke Power Company transmission line right of way; thence with said right of way line S. 33-54 E. 124.3 feet to a point; thence leaving said Duke Power right of way and running N. 80-03 E. 13.99 feet to a point in the line of property now or formerly of Direct Oil Company; thence with said Direct Oil line, S. 32-34 E. 175 feet to a point on the northern side of Sulphur Springs Road, being the point of beginning.

TRACT NO. 2

ALL that certain piece, parcel or tract of land, situate, lying and being on the northern side of Sulphur Springs Road and the western side of Reedy River in Greenville County, South Carolina, being shown and designated as the eastern portion of Tract "B" on plat entitled "Property of Ruby R. Graham, et al" by Enwright Associates, dated February 4, 1972, (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 all of 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 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.

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