

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

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

29 WHEREAS, RICHARD R. PERDUE AND BETTY J. PERDUE

76 (hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

101 Hampton Village, Taylors, South Carolina 29687

33 (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
34 corporated herein by reference, in the sum of THIRTY THOUSAND AND NO/100

Dollars (\$ 30,000.00) due and payable

ONE (1) YEAR FROM DATE.

with interest thereon from date at the rate of NINE per centum per annum, to be paid: semi-annually,
in advance

57 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:

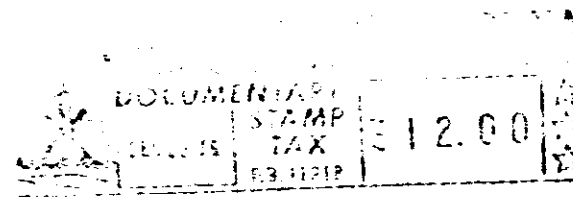
17 NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account
by the Mortgagee, and also in consideration 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 Greenville, Chick Springs Township containing 43 acres, more
or less on the northeastern side of Hammett Road; being shown on a "composite plat for
Richard R. Perdue" by Webb Surveying and Mapping Co. dated October 28, 1974, recorded in
Plat Book 5H at page 55, and, according to said plat, having the following metes and bounds,
to wit:

BEGINNING at an iron pin on the eastern side of Hammett Road and running thence N. 26-04 E.,
475 feet; thence N. 80-34 E., 77.8 feet; thence N. 87-39 E., 177 feet; thence N. 53-11 E.,
105 feet; thence N. 16-37 E., 270 feet; thence N. 71-37 E., 156.5 feet; thence down the
meanders of Brushy Creek 1000 feet, more or less and 1600 feet, more or less to a point on
the southwestern side of Brushy Creek; thence S. 65-34 W., 2233.4 feet to a point in Hammett
Road; thence N. 47-46 W., 250 feet; thence N. 49-40 E., 128.2 feet; thence N. 21-38 W.,
55 feet; thence N. 5-05 W., 97 feet; thence S. 66-40 W., 271.5 feet to a N&C in the center
of Hammett Road; thence with the approximate center of Hammett Road, the following courses
and distances: N. 60-09 W., 90.5 feet, N. 69-07 W., 150 feet, N. 56-11 W., 100 feet, and
N. 32-07 W., 241.8 feet to an iron pin on the eastern side of Hammett Road, the point of
beginning.

LESS HOWEVER: 5.6 acres conveyed by grantors to Beth Louise Hipp by Deed dated
December 17, 1976.

This is a portion of the property conveyed to mortgagors by deed of Emma Idell Bell
recorded in the RMC Office for Greenville County in Deed Book 860 at page 326, on
January 20, 1969.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.