

GREENVILLE CO. S. C.

FEB 10 12 29 PM '77

BONNIE S. TANKERSLEY MORTGAGE
R.M.C.

First Piedmont Bank & Trust
P. O. Box 3028
Greenville, SC 29602

BOOK 1388 PAGE 914

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Thomas P. Hartness (herein "Borrower") and the

Mortgagee First Piedmont Bank and Trust Company,

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of One Hundred Thousand and No/100--
-----Dollars (\$ 100,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable

February 10, 1981 ; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of One Hundred
Thousand and No/100---Dollars (\$ 100,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being in Greenville County, South Carolina, on the western side of Smith Road, containing
72.91 acres as shown on a plat thereof entitled "Property of Rocky Creek Realty Company"
prepared by Preeland & Associates, dated January 31, 1977, recorded in the RMC Office for
Greenville County in Plat Book 5X at page 69 and having, according to said plat,
the following metes and bounds, to-wit:

Beginning at a railroad spike in the center of Smith Road at a point 625 feet, more or
less, north of the intersection of Smith Road and South Carolina Highway 14, and running
thence with the line of property of Rocky Creek Realty Company, S. 89-03 W. 708.8 feet to
an iron pin; thence continuing with the line of property of Rocky Creek Realty Company,
N. 47-56 W., 1261.3 feet to an iron pin on the eastern side of Little Rocky Creek; thence,
N. 47-56 W., 8 feet more or less, to a point in the center of Little Rocky Creek; thence
with the center line of Little Rocky Creek as the property line, the following courses and
distances as measured between points marked by iron pins set on the eastern side of Little
Rocky Creek approximately 8 feet from the center line of said creek which is the actual
property line: N. 42-12 E., 11.7 feet to an iron pin; N. 48-56 E., 108 feet to an iron pin;
N. 16-01 E., 96.8 feet to an iron pin; N. 65-14 E., 95.1 feet to an iron pin; N. 29-11 W.,
46.5 feet to an iron pin; N. 17-12 E., 87.3 feet to an iron pin; N. 33-39 E., 137.2 feet
to an iron pin; N. 53-51 E., 114.6 feet to an iron pin; N. 28-09 E., 49.7 feet to an iron
pin; N. 42-39 E., 179.8 feet to an iron pin; N. 51-44 E., 146.9 feet to an iron pin; N. 55-
21 E., 130.8 feet to an iron pin; N. 53-04 E., 131.8 feet to an iron pin; N. 44-40 E., 112.6
feet to an iron pin; N. 12-52 E., 153.6 feet to an iron pin; N. 25-16 W., 196.4 feet to an
iron pin; N. 24-17 E., 102.4 feet to an iron pin; N. 26-45 E., 349.3 feet to an iron pin;
N. 13-37 E., 102.8 feet to an iron pin; N. 39-14 E., 183.5 feet to an iron pin; N. 57-55 E.,
92.4 feet to an iron pin; N. 77-58 E., 94.7 feet to an iron pin; thence with the center line
of Big Rocky Creek as the property line the following courses and distances as measured
between points marked by iron pins set on the southern side of Big Rocky Creek: S. 64-58
E., 294.2 feet to an iron pin; thence S. 27-45 E., 77.1 feet to an iron pin; thence S. 67-
31 E., 208.9 feet to a railroad spike in the center of Smith Road at a point where the

(see last page of this mortgage for description continuation)

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