

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, we, Anthony W. Abercrombie and Bonnie F. Abercrombie,

(hereinafter referred to as Mortgagor) is well and truly indebted unto William T. Adams, 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 **Seventy Thousand and No/100** -----

----- Dollars (\$ 70,000.00) due and payable
on December 20, 1982, but repayable in installments as follows: \$15,000.00 due
June 15, 1979, \$10,000.00 due December 20, 1979, \$15,000.00 due December 20, 1980;
\$15,000.00 due December 20, 1981; and the final payment of \$15,000.00 due Decem-
ber 20, 1982, the maker reserving the right to pay off any balance due hereunder
without penalty between January 1, 1979, and December 20, 1982,
with interest thereon from _____ at the rate of _____ per centum per annum, to be paid: upon balance
date seven(7) remaining on each
payment date.

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 Greenville, in Butler Township, being situate on the Western side of Old Augusta Road, or Batesville Road, near Batesville, and containing 34.127 acres, more or less, and being more particularly described according to survey and plan by Dan A. Hulick, Reg. Engineer, in 1938, and having the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in the center of a roadway known as Old Augusta Road, at joint corner of property of the grantor and Hazel B. Cleveland (or formerly) and running thence with the South boundary of Hazel B. Cleveland (or formerly), N. 63-17 W., 1,158.2 feet to an iron pin; thence S. 29-55 W., 212.6 feet to an iron pin; thence S. 28-34 W., 627 feet to an iron pin on the South bank of a creek; thence with the center of the creek as the line, the traverse line of which is S. 80-08 W., 363.4 feet to an old iron pin at the joint corner of the property of the Grantor and Batesville Forest (or formerly); thence along the Northeast boundary with Batesville Forest (or formerly), S. 61-22 E., 615.5 feet to an old iron pin; thence further along said boundary, S. 63-17 E., 1,257.4 feet, crossing over an iron pin to an old nail and cap in the center of Batesville Road; thence along the center of the said Batesville Road, N. 3-58 E., 255.7 feet to an old nail and cap; thence continuing along the center of Batesville Road, N. 6-49 E., 546.1 feet to a nail and cap in the center of said Road; thence N. 8-02 E., 202.5 feet to an old nail and cap in the center of said Road; thence further along the center of said Road, N. 13-17 E., 117.6 feet to an old nail and cap in the center of the Road at joint corner of the Grantor and Hazel B. Cleveland (or formerly), the point of beginning.

The above-described property is the same conveyed to the Mortgagee by separate deeds by Nell Baker Adams, each conveying to the Mortgagee an undivided one-half interest in the above-described property, the earlier of which is dated April 13, 1976, recorded on April 15, 1976, in Deed Volume 1034, at Page 743, and the later of which is dated September 2, 1976, recorded on September 7, 1976, in Deed Volume 1042 at Page 501, R. M. C. Office for Greenville County, S. C.

As a part of the consideration hereof the Mortgagee agrees to release one (1) acre of the above-described property at the closing to the Mortgagor upon the Mortgagor's payment of \$3,000.00, in addition to the down-payment, provided that the Mortgagee reserves the right to approve the location of the said acre of property so released and the building plans prior to construction thereon. In addition thereto, the Mortgagee agrees to release all or any portion remaining of the above-described property from the lien of this mortgage upon the payment of \$3,000.00 per acres so released, provided, that the acreage so released shall not reduce the original Batesville Road frontage in a greater proportion than the acreage released bears to the entire acreage covered by this mortgage and provided, further, that upon presentation of approved development plans, Mortgagee agrees to release without costs, such portion of the property for streets, roadways, rights of way, and/or easements for utilities.

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