

GREENVILLE, S. C.  
DEC 14 4 28 PM '79  
DONNIE S. TAMMERSLEY  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BOOK 1490 PAGE 487

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: McNeely Real Estate, Inc., a South Carolina Corporation with its principal place of business in Greenville, South Carolina, SENDS GREETINGS:

WHEREAS, the said McNeely Real Estate, Inc., is indebted in and by its certain promissory note of even date herewith unto Bailey Austin Trammell, in the original sum of Two Hundred Thirty Thousand and No Hundredths (\$230,000.00) Dollars, the terms thereof being more fully set out in said note.

NOW KNOW ALL MEN, that the said McNeely Real Estate, Inc., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Bailey Austin Trammell according to the condition of the said note and any renewals thereof, and also in consideration of the further sum of Three Dollars to the said McNeely Real Estate, Inc., in hand well and truly paid by the said Bailey Austin Trammell at and before the sealing and delivery of these Presents does grant, bargain, sell and release unto the said Bailey Austin Trammell, his Heirs and Assigns forever:

(a) ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, said tract of land lying on the western side of Augusta Road and containing 151.73 acres as shown on that certain plat of C. O. Riddle Surveying Company dated December 12, 1978, said tract of land being bounded on the North and West by lands now or formerly of John B. Hance, on the East by Augusta Road (U.S. Highway 25) and lands now or formerly of Adger Roberts and Janie E. Traynham and on the South by lands now or formerly of Elizabeth S. Blakeley, Charles W. Coker, Loree C. Wells, Robert E. and Barbara Searle, and John B. Hance; and

(b) ALL that certain tract of land situate, lying and being in Greenville County, State of South Carolina, lying on the eastern side of Augusta Road and on the northwestern side of Pinson Road and containing 16.25 acres and being shown on that plat hereinabove mentioned and being bounded on the North by Williams Builders, Inc., on the Northeast by Mary D. Jennings, on the Southeast by Pinson Road, on the South by Elizabeth S. Blakeley and on the West by Augusta Road; and

(c) ALL that certain tract of land situate, lying and being in Greenville County, State of South Carolina being fully shown on that plat hereinabove described and containing 3.60 acres and being bounded on the Northwest by Pinson Road, on the Northeast and East by Luther B. Pinson, on the East by Annie Pearl H. Brown, and on the South by Elizabeth S. Blakeley.

This being the same property heretofore conveyed unto McNeely Real Estate, Inc., by deed of Bailey Austin Trammell dated November 15, 1979, and recorded in the Office of the Clerk of Court, Greenville, County, S. C., in Deed Book 1116 at Page 917.

AND IT IS AGREED, That the mortgagor is to keep the building on said premises insured against loss by fire and windstorm in the sum of fully insurable value in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee herein as his interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagor's expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of Nine (9%) per cent per annum. And, if for any reason

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