

CO. S. C.  
DONNELL  
MORTGAGE OF REAL ESTATE  
A.H.C.  
WARRERSLEY

200. 1303 371

STATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's Address:  
P. O. Box 7409  
Greenville, S. C. 29610

27223  
L. B. Williams, Jr.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EAST GREENVILLE COUNTY FARMS, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HENRY M. LEE

(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 Ninety-Six Thousand and

no/100-----DOLLARS (\$96,000.00 ),  
with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid:

in annual installments until paid in full; all interest not paid when due to bear interest at the same rate as principal. The principal sum of \$96,000.00 is to be repaid in annual principal installments of \$12,000.00 each, commencing three (3) years from date with three additional principal payments in the sum of \$12,000.00 each to be made on the same date each year thereafter until January 11, 1987 at which time the entire remaining principal balance will be due and payable.

(continued on back)

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, Butler Township, on the branch waters of the Enoree River, containing 77.826 acres, as shown on plat of Henry M. Lee, dated January 2, 1980, prepared by Freeland & Associates, recorded in Plat Book 7-φ at Page 100 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of a county road and running thence N. 43-15 E. 1404.9 feet to an iron pin; thence S. 44-00 E. 1650 feet to an iron pin; thence N. 40-30 E. 132 feet to an iron pin; thence S. 43-52 E. 804 feet to an old stone and iron pin; thence S. 50-36 W. 1189.2 feet to an iron pin; thence S. 50-05 W. 348.6 feet to an old stone; thence N. 44-56 W. 193.1 feet to an old stone; thence N. 43-52 W. 491 feet to an old stone and iron pin; thence N. 43-39 W. 472.8 feet to an old stone and iron pin; thence N. 44-03 W. 1096.7 feet to an iron pin on the northern side of a county road, the point of beginning.

It is understood that no warranty of title is made as to that triangular portion of the above described property lying in the southeastern corner and bounded on the north by a branch, as shown on the aforementioned plat.

DERIVATION: Deed of Henry M. Lee recorded January 16, 1980 in Deed Book 1119 at Page 14.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
38.40

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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