

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC
100 S.C.

4 03 PM '80 MORTGAGE OF REAL ESTATE

101 E College St.
Simpsonville SC.
29681

WHOM THESE PRESENTS MAY CONCERN:
DONN
R.H.C.

BOOK 1498 PAGE 10

WHEREAS, ELENOR BUMGARDNER, her heirs and assigns,

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. HUNTER HOWARD, SR., S. HUNTER HOWARD, JR., and JAMES G. HOWARD, their heirs and assigns.

(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 TWO Hundred Twenty Seven Thousand Five Hundred and No/100 -----Dollars \$227,500.00 due and payable

In 20 annual installments with each installment to include its amortized share of principal and interest at 12% per annum with a first payment of \$28,182.70 due on February 1, 1981 and then 19 successive payments of \$30,457.70 due on the 19 following February 1's. Any prepayment for releases as on Mortgage will be credited toward next annual principal payment. If obligor is more than 30 days late on any payment, he shall be in default.

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,

ALL that piece, parcel or lot of land located, lying and being in the County of Greenville, State of South Carolina, containing 275.27 acres, more or less, as shown on a plat of C.O. Riddle, Registered Land Surveyor, entitled property of Jeff R. Richardson, Jr., dated August 1973, recorded in Plat Book 4-Z at Page 81, which, according to said plat, has the following metes and bounds:

BEGINNING at an iron pin in the center of Nash Mill Road at the intersection of a county road to Fairview Church Road, thence N. 87-42 E. 1,338.3 feet to a point in the center of said county road; thence, along the line of property now or formerly of Horace P. Nelson and James F. Ellesor, S. 33-00 E. 1,815 feet to an iron pin; thence N. 57-17 E. 419.6 feet to an iron pin; thence running along South Rabon Creek, the center line of which is the line, and the traverse line of which is the following courses and distances: S. 35-12 E., 181.4 feet; S. 60-06 E. 110.15 feet; S. 52-47 W. 169.2 feet; S. 28-10 W. 187.5 feet; S. 15-15 W., 127.4 feet; S. 7-35 E. 101.7 feet; S. 20-25 W. 98.3 feet; S. 65-16 W., 253.5 feet; S. 44-29 W., 82 feet; S. 87-17 W. 149.2 feet; S. 17-36 W., 356 feet; S. 28-53 E. 97.5 feet; S. 32-29 E. 91.45 feet; S. 70-42 W. 135.3 feet; S. 50-29 E. 198 feet; S. 34-39 W., 133 feet; S. 34-02 W. 152 feet; S. 39-58 W., 100 feet; S. 69-40 W. 99.0 feet; S. 4-07 W. 113.1 feet; S. 28-07 E., 138.9 feet; S. 84-9 E., 83.5 feet; S. 56-17 W., 88.8 feet; S. 43-41 E., 168.5 feet; S. 25-10 E. 158.25 feet; S. 17-39 E. 231.15 feet; S. 25-47 E., 241.6 feet; S. 34-52 E. 143.9 feet; and S. 20-57 E. 302.1 feet to an iron pin; thence S. 74-47 W. 775.2 feet to an iron pin; thence S. 8-38 E. 504.3 feet to a stone and iron pin; thence along the property now or formerly of J.T. S. Peden, N. 81-54 W. 1,413.4 feet to an old iron pin; thence along Perry Creek, the center line of which is the line, the traverse line of which has the following courses and distances; N. 59-15 W. 89.4 feet; N. 60-10 W. 164.2 feet; N. 48-02 W. 165.5 feet; N. 69-57 W. 71.9 feet; N. 63-50 W. 97.7 feet; N. 39-12 W. 61.8 feet; N. 49-01 W., 85.9 feet; N. 41-49 W. 70.3 feet; N. 41-34 W. 96.8 feet; N. 11-53 W., 106.1 feet; N. 22-12 W. 77.3 feet; N. 13-56 W., 102.7 feet; N. 4-06 W. 161.55 feet; N. 21-05 W., 222.9 feet; N. 8-04 E., 56.8 feet; and N. 16-53 W., 316.1 feet to an iron pin; thence N. 50-30 E. 477.8 feet to a stone and iron pin at the corner of property now or formerly belonging to Arthur W. Rixson; (see attachment)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

4328 RV-2