

State of South Carolina )

BOOK 1508 PAGE 281

Mortgage of Real Estate

County of GREENVILLE GR: S. C.

FILED

JUL 18 3 05 PM '80

THIS MORTGAGE made this 18th day of EASLEY July 19 80

by ERMA RASH and DOYLE RASH-----

(hereinafter referred to as "Mortgagor") and given to RAY DURHAM and WAYMON RAXTER-----

(hereinafter referred to as "Mortgagee"), whose address is c/o Mr. Waymon Raxter; Route 5; Easley, South Carolina 29640-----

WITNESSETH:

THAT WHEREAS, Erma Rash and Doyle Rash-----

is indebted to Mortgagee in the maximum principal sum of Fourteen Thousand Five Hundred Fifty-Six and No/100----- Dollars (\$ 14,556.00-----), which indebtedness is evidenced by the Note of Erma Rash and Doyle Rash----- of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 1, 1983----- the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 14,556.00-----, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL those certain pieces, parcels or tracts of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Tracts Nos. 1 and 2, containing 46.36 acres and 2.90 acres, more or less, respectively, as shown on plat entitled "Property of Tract 1 - Ray Durham and Waymon C. Raxter; Tracts 2 and 3 - Kenneth L. Raxter", dated February 25, 1980, prepared by T. Craig Keith, and having, according, to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the right-of-way of Terry Road at the joint corner of Tract No. 1 and Tract No. 3 and in the line of property now or formerly of Cannon and running thence along the joint line of Tract No. 1 and property now or formerly of Cannon N. 2-16 E., 1,378.2 feet to an old iron pin; thence running N. 72-20 E., 1,090.6 feet to an old iron pin at stone in the line of Tract No. 1 and property now or formerly of Ruffner; thence running along the joint line of Tract No. 1 and property now or formerly of Ruffner S. 2-34 W., 714.6 feet to an old iron pin at stone; thence running S. 6-12 W., 1,855.9 feet to an old iron pin in the line of Tract No. 2; thence running S. 83-13 E., 132.0 feet to an iron pin; thence running S. 8-55 W., 301.6 feet to an old iron pin at stone; thence running S. 4-49 W., 230.0 feet to a point in the center of the right-of-way of Terry Road; thence running along the center of said right-of-way N. 53-17 W., 282.53 feet to a point; thence running N. 9-25 W., 341.4 feet to a point; thence running N. 21-50 W., 299.31 feet to a point; thence running N. 37-01 W., 350.73 feet to a point; thence running N. 42-41 W., 452.0 feet to a point in the center of the right-of-way of Terry Road at the joint corner of Tract No. 1 and Tract No. 3 and in the line of property now or formerly of Cannon, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ray Durham and Waymon Raxter recorded in the Greenville County RMC Office in Deed Book 1129 at Page 586 on the 21st day of July, 1980.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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