

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

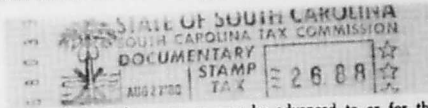
AUG 27 12 43 PM '80  
DONNIE B. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DURBIN CREEK, INC. , a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto

VIRGINIA D. ROGERS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of Dollars Sixty-seven Thousand Two Hundred and no/100ths (\$ 67,200.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 9-1/2 per centum per annum, to be paid as provided for in said note; and as set forth below



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 piece, parcel or tract of land, situate, lying and being off the western side of Goldsmith Road, in Fairview Township, Greenville County, South Carolina, being shown as 78.32 acres on a plat of DURBIN CREEK FARMS, made by Tyson & Associates, Inc., Surveyors, dated June 24th, 1980 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the line of Clinkscales at the corner of View Point Acres and running thence N. 27-32 E., 243 feet to an iron pin; thence N. 15-19 W., 198.4 feet to an iron pin; thence N. 62-35 W., 241.4 feet to an iron pin; thence along the line of property of Wherry and Smith, N. 27-25 E., 1832.6 feet to an iron pin; thence S. 81-48 E., 121.1 feet to an iron pin; thence N. 28-32 E., 975.8 feet to an iron pin; thence N. 74-02 E., 141 feet to a point in the center line of Durbin Creek; thence with the center line of Durbin Creek as the line the following traverse lines: S. 77-06 E., 506.2 feet to a point, S. 67-43 E., 177.5 feet to a point and N. 89-59 E., 275.7 feet to a point on the line of Goldsmith (iron pin back 10 feet); thence along the line of property of Goldsmith, S. 30-03 W., 2356.3 feet to an iron pin and rock; thence continuing along the line of Goldsmith, S. 25-13 W., 615.7 feet to an iron pin; thence crossing a 60 foot right of way, S. 25-13 W., 61.2 feet to an iron pin; thence continuing along the line of Goldsmith, S. 25-13 W., 573 feet to an iron pin; thence along the line of property now or formerly owned by Clinkscales, Jones and Goodwin, N. 62-28 W., 709.3 feet to the point of beginning.

ALSO: ALL that piece, parcel or strip of land, 60 feet wide, extending through property owned by Fore and Poon off the western side of Goldsmith Road, toward property owned by Virginia D. Rogers, in Fairview Township, Greenville County, South Carolina, containing 1.09 acres, on a plat of a survey for DURBIN CREEK FARMS, made by Tyson & Associates, Inc., Surveyors, dated June 24th, 1980, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on a tract owned by Virginia D. Rogers (said beginning point being located N. 25-13 W., 573 feet from the southeasternmost corner of the Virginia D. Rogers tract at the corner of property now or formerly owned by Goodwin and Goldsmith) and from said beginning point running across said 60 foot strip, N. 25-13 E., 61.2 feet to an iron pin; thence through property owned by Fore and Poon, S. 76 E., 812.8 feet to an iron pin on Goldsmith Road; thence with the western side of Goldsmith Road, S. 54-57 W., 79.4 feet to a point; thence continuing through property of Fore and Poon, N. 76-00 W., 772.8 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by the Mortgagee by deed to be recorded simultaneously herewith.

DUE AND PAYABLE with interest only annually, commencing on August 8th, 1981 and on the 8th day of August thereafter, at the rate of 9-1/2 per cent per annum on the deferred balance from time to time due, with the balance of all principal and interest being due and payable (OVER)

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.

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