

MAIL TO:
GADDOY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C. 29603

Opportunity Investment Corp.
309 E. Stone Ave.
Greenville, S. C. 29609

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MORTGAGE BOOK 1529 PAGE 164

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT L. FLANAGAN, JR. and DIANE P. FLANAGAN of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto OPPORTUNITY INVESTMENT CORP., hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty Thousand Dollars (\$ 40,000.00), with interest from date at the rate of Sixteen per centum (16 %) per annum until paid, said principal and interest being payable at the office of Opportunity Investment Corp. at 309 E. Stone Ave. , or at such other place as the holder of the note may designate in writing, ~~XXXXXX~~ with interest payable annually ~~XXXXXXXXXXXXXXXXXXXX~~ commencing on the 2 day of January , 19 82 ~~XXXXXXXXXXXXXXXXXXXX~~ Principal and unpaid interest are payable on January 2, 1985.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$) 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, the following-described real estate situated in the County of GREENVILLE , State of South Carolina:

ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina on the northern side of Bessie Road and known and designated as a 52.2 acre tract, more or less, as shown on a plat entitled "Property of Robert L. Flanagan, Jr. and Diane P. Flanagan" prepared by Freeland & Associates dated February 24, 1977 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a point in or near Bessie Road at the joint front corner of property now or formerly of Jones and running thence with said road N 68-09 W 506.2 feet to a point, thence N 79-02 W 302.3 feet; thence leaving said road and running thence N 12-15 E 174.2 feet; thence N 77-02 W 90.1 feet; thence S 12-15 W 195.9 feet to a point in or near Bessie Road; thence, with said road N 86-15 E 29.5 feet and S 74-54 E 235.7 feet; thence N 22-41 E 204.6 feet; thence N 13-29 E 100 feet; thence N 79-56 W 172.0 feet; thence N 4-37 E 1,144.2 feet to a point on the southern edge of the right of way of Southern Railway Spur Track; thence N 88-34 E 913.8 feet to a point; thence S 79-05 E 492.8 feet; thence S 29-08 E 649.8 feet; thence S 59-49 W 239.6 feet; thence S 26-59 W 969.8 feet; thence S 9-00 E 145.0 feet to the point of beginning, plat of the within described property recorded in Plat Book 6-C at Page 9.

The within described tract is bounded on the south by Bessie Road; on the west by property now or formerly of Simpson; on the north by Southern Railway right of way and property now or formerly of Robert L. Flanagan, Jr. and on the east by property now or formerly of Jones.

This is a portion of the property conveyed to the Mortgagors herein by deed of J. L. Banks and Mary Eskew Banks recorded in the R.M.C. Office for Greenville County Dec. 14, 1971 in Deed Book 931 at Page 533.

The within mortgage is junior in priority to a mortgage from Robert L. Flanagan, Jr., et al., to the Federal Land Bank of Columbia dated April 27, 1977 recorded in Mortgage Book 1395 at Page 818 in the R.M.C. office for Greenville County.

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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 equipment now or hereafter attached to or used in connection with the real estate herein described.

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