

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
11 22 AM '81
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. Walter Brashier

(hereinafter referred to as Mortgagor) is well and truly indebted unto James B. Pressly

(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 Eighty-Seven Thousand and 00/100

Dollars (\$ 87,000.00) due and payable

in equal annual installments for a period of seven (7) years with the first payment to begin one (1) year from date and continuing on a like date thereafter

with interest thereon from date at the rate of 10 % per centum per annum, to be paid: on the unpaid balance.

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, the Mortgagee's heirs, 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, containing 87.72 acres, more or less, and having, according to a plat prepared by J. C. Hill, dated September 3, 1958, entitled "Property of James B. Pressly and Samuel H. Fisher", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at Page 120, the following metes and bounds:

BEGINNING at a point in the center of the bridge over Brushy Creek on Diver Road, and running thence with the center of said Brushy Creek S. 49-0 E. 180 feet to a point; thence continuing with the center of said creek S. 55-50 E. 93 feet to a point; thence still continuing with the center of said creek S. 15-15 W. 258 feet to a point; thence S. 82-50 E. 140 feet to an iron pin; thence S. 67-45 E. 1697 feet to an iron pin; thence S. 35-15 W. 954 feet to a point in center of Brushy Creek; thence with the center of Brushy Creek as the line 1,582 feet, more or less, in a Southeasterly direction to a point; thence S. 34-20 W. 366 feet to an iron pin; thence S. 2-15 W. 99 feet to an iron pin; thence N. 73-40 W. 1,598.5 feet to an iron pin; thence continuing N. 73-40 W. 43.5 feet to a point in a graded road (a total of 1,642 feet); thence N. 14-40 E. 582.3 feet to an iron pin; thence N. 56-30 W. 2,372 feet to a point in the center of a branch; thence with the center of said branch N. 33-0 E. 86 feet to a point; thence continuing with the center of said branch N. 7-20 W. 105 feet to a point; thence still continuing with the center of said branch N. 9-30 W. 255 feet to a point in the center of Diver Road; thence with the center of Diver Road and following said center of Diver Road the following courses and distances: N. 88-0 E. 228 feet to a point, N. 81-0 E. 131 feet to a point, N. 66-10 E. 142 feet to a point, N. 60-0 E. 162 feet to a point, N. 56-0 E. 413 feet to the point of beginning.

LESS:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 4.41 acres on plat of property of Mrs. Janis F. Gilmore, prepared by Freeland & Associates, dated April 13, 1978, and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-0 at Page 62, said property lying on the Southern side of Devenger Road and having, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of Devenger Road, 2,650 feet, more or less, from Hammett Bridge Road, and running thence along the center line of a county road S. 3-50 W. 682.9 feet to an iron pin; thence running along the rear of the property N. 86-10 W. 393.75 feet to an iron pin; thence running N. 3-50 E. 448.6 feet to a nail and cap in the center of Devenger Road; thence along the center line of Devenger Road N. 70-20 E. 100.32 feet to a nail and cap in the center of Devenger Road; thence continuing along the center of Devenger Road N. 63-58 E. 116.3 feet to a nail and cap in the center of Devenger Road; thence continuing along the center of Devenger Road N. 59-40 E. 242.8 feet to a nail and cap, the point of beginning.

* Continued

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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