

State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1531 PAGE 128

County of GREENVILLE

JAN 29 12:55 PM '81

Mortgage of Real Estate

DONNIE S. TARKERSLEY
R.M.C.

THIS MORTGAGE made this 28th day of January, 19 81

by B & A PROPERTY COMPANY, a General Partnership-----

(hereinafter referred to as "Mortgagor") and given to JOHN A. BOLEN, INC.-----

(hereinafter referred to as "Mortgagee"), whose address is 700 East North Street, Suite 1,
Greenville, South Carolina, 29601-----

WITNESSETH:

THAT WHEREAS B & A Property Company, a General Partnership-----
is indebted to Mortgagee in the maximum principal sum of Eighty-Four Thousand Four Hundred Fifty and
No/100----- Dollars (\$ 84,450.00-----), which indebtedness is
evidenced by the Note of B & A Property Company, a General Partnership----- 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 27, 1981 ----- 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
\$ 84,450.00----- 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:

Tract 1

ALL that certain piece, parcel or tract of land, together with all
improvements thereon, located, lying and being in the County of Greenville,
State of South Carolina, containing 2.00 acres, more or less, as shown
on plat entitled "Property of Paul C. Aughtry, III and John A. Bolen",
dated August 7, 1980, prepared by Gould & Associates, Surveyors, and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the right-of-way of Pelham
Road (said nail and cap being S. 81-45 W., 210 feet from a nail also in
the center of Pelham Road and at the joint corner of a tract containing
12.83 acres, property now or formerly of Manning W. Jones, and A. B.
Painter) and running thence S. 6-56 E., 415 feet to an old iron pin;
thence S. 81-45 E., 210 feet to an old iron pin; thence N. 6-56 W., 415
feet to a nail and cap in the center of Pelham Road; thence with the
center of Pelham Road N. 81-45 E., 210 feet to a nail and cap, the point
and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of
Russell M. Poore and Ann J. Poore recorded in the Greenville County RMC
Office in Deed Book 1141 at Page 695 on the 29 day of January,
1981.

Tract 2

ALL that piece, parcel or tract of land, located, lying and being in the
County of Greenville, State of South Carolina, containing 12.83 acres,
more or less, as shown on plat thereof entitled "Property of Paul C.
Aughtry, III and John A. Bolen", dated August 7, 1980, prepared by Gould
& Associates, Surveyors, and having, according to said plat, the following
metes and bounds, to-wit:

SEE ATTACHED EXHIBIT "A"

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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