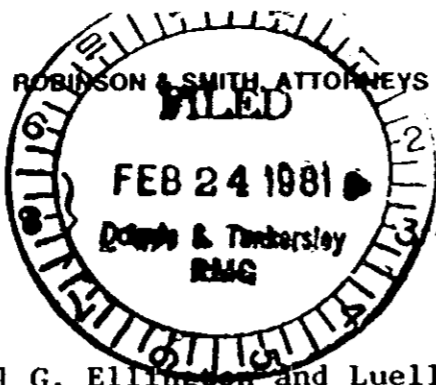


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Donal G. Ellington and Luella G. Ellington

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wilson Farms Company

(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

Ten Thousand Five Hundred and No/100-----Dollars (\$10,500.00 ) due and payable as follows: The first payment being due on January 5, 1982 in the amount of \$4,550.00; the second payment being due on January 5, 1983 in the amount of \$4,200.00 and the third and final payment shall be due on January 5, 1984 in the amount of \$3,850.00.

with interest thereon from date at the rate of Ten (10%) per centum per annum, to be paid: annually

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 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, as follows:

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, near Marietta, containing 4.19 acres, more or less, as shown on plat entitled "Property of Wilson Farms, Inc., " dated April 14, 1975, last revised December, 1977, prepared by W. R. Williams, Jr., RLS 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 S. C. Highway 414 at the joint front corner of the within tract and another tract containing 5.51 acres, being the same property now or formerly of William N. Poe and Cynthia N. Poe and running thence, with the center of said Highway S. 32-14 W. 50 feet to a nail and cap, S. 36-11 W. 50 feet to a nail and cap, S. 43-17 W. 50 feet to a nail and cap, S. 50-27 W. 50 feet to a nail and cap, S. 58-37 W. 50 feet to a nail and cap, S. 64-47 W. 50 feet to a nail and cap and S. 66-45 W., 200 feet to a nail and cap at the intersection of the right of ways of S. C. Highway 414 and Stamey Valley Road (Also known as Hinson Road); thence with the center of said last named road N. 38-18 W. 200.9 feet to a spike in the center of said road at the joint corner of the within tract and property now or formerly of Joe Albert Russell and Judith Ann Russell; thence along the joint line of said tracts N. 15-50 W. 527 feet to an iron pin in the line of property now or formerly of William N. Poe and Cynthia N. Poe; thence with the joint line of said tracts S. 42-36 E. 811.3 feet to a nail and cap in the center of S. C. Highway 414, the point and place of BEGINNING.

This is the identical property conveyed Donal G. Ellington and Luella G. Ellington by Wilson Farms Company by deed dated and recorded herewith.

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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