

State of South Carolina

FILED
GREENVILLE CO. S. C.

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BOOK 1536 PAGE 958
Mortgage of Real Estate

County of GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 1st day of April, 19 81,

by GILREATH/SMALL DEVELOPMENT CO., a General Partnership-----

(hereinafter referred to as "Mortgagor") and given to J. A. GILREATH, Jr.-----

(hereinafter referred to as "Mortgagee"), whose address is 2020 Cleveland Street Extension,
Greenville, South Carolina, 29607-----

WITNESSETH:

THAT WHEREAS, Gilreath/Small Development Co., a General Partnership-----
is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Thousand and No/100-----
Dollars (\$ 120,000.00-----), which indebtedness is
evidenced by the Note of Gilreath/Small Development Co., 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 ON DEMAND ~~at the discretion of~~ 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
\$ 120,000.00-----, 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:

ALL that certain piece, parcel or tract of land, located, lying and being in the
County of Greenville, State of South Carolina, containing 17.31 acres, more or less,
as shown on survey entitled "Survey for Lettie G. Kellett Estate", dated November 7,
1980, prepared by C. O. Riddle, RLS, recorded in the Greenville County RMC Office in
Plat Book 8N at Page 7, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an old iron pin on the Northern side of the right-of-way of East Parkins
Mill Road, at the joint corner of the within tract and property now or formerly of
Linda F. Reid, and running thence along said right-of-way N. 70-01-53 E., 159.06 feet
to an iron pin on the Northern side of the right-of-way of East Parkins Mill Road at
the joint corner of the within tract and property now or formerly of Gladys Virginia
Reid; thence running along the joint line of the within tract and property now or
formerly of Gladys Virginia Reid N. 16-48-57 W., 409.48 feet to an old iron pin; thence
running N. 68-54-12 E., 284.09 feet to an old iron pin in the line of property now or
formerly of E. A. McDonald; thence running N. 21-08-50 W., 753.43 feet to an old iron
pin in the line of property now or formerly of M. P. Niven; thence running along the
joint line of the within tract and property now or formerly of M. P. Niven, N. 21-23-
47 W., 184.87 feet to an old iron pin in the line of property now or formerly of
Triangle Construction Co., Inc.; thence running along the joint line of the within
tract and property now or formerly of Triangle Construction Co., Inc., S. 68-52-00 W.,
413.52 feet to an old iron pin; thence running N. 7-04-38 E., 407.88 feet to an old
iron pin; thence running N. 8-19-16 W., 5.51 feet to an old iron pin in the line of
property of Laurel Heights Subdivision; thence running along the joint line of the
within tract and property of Laurel Heights Subdivision S. 43-32-56 W., 382.18 feet to
an old iron pin; thence continuing along the joint line of said tracts S. 41-33-06 W.,
427.40 feet to an iron pin in the line of property now or formerly of Colonial Estates
Subdivision; thence running along the joint line of the within tract and property now
or formerly of Colonial Estates Subdivision N. 69-17-32 E., 347.49 feet to an old
iron pin; thence running S. 20-01-44 E., 1037.54 feet to an old iron pin at the
joint corner of the within tract and property now or formerly of Linda F. Reid;
thence running along the joint line of the within tract and property now or formerly
of Linda F. Reid N. 69-18-06 E., 149.90 feet to an old iron pin; thence running
S. 20-05-25 E., 307.43 feet to an old iron pin on the Northern side of the right-of-way
of East Parkins Mill Road, at the joint corner of the within tract and property now
or formerly of Linda F. Reid, the point and place of beginning.

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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