

State of South Carolina

FILED
GREENVILLE CO. S. C.

1519 367



Mortgage of Real Estate

County of GREENVILLE

AUG 7, 3 08 PM '81

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 7th day of August, 19 81,

by John Cothran Company, Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, South Carolina 29601

WITNESSETH:

THAT WHEREAS, John Cothran Company, Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr. is indebted to Mortgagee in the maximum principal sum of Three Hundred Thousand & 00/100 Dollars (\$ 300,000.00), which indebtedness is evidenced by the Note of John Cothran Company, Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of August 7, 1982 which is one (1) year after the date hereof, 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 \$ 300,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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 containing 41.03 acres in the County of Greenville, State of South Carolina, lying and being on the Northerly side of Old Boiling Springs Road and having according to a plat entitled "Survey for Ellis L. Darby, Jr., John Cothran Company, Inc., and M. Graham Proffitt, III," dated May 16, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-G at Page 51, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Old Boiling Springs Road, said point being the joint corner of property of Tankersley Real Estate Corp., and property now or formerly owned by Boiling Springs Realty Company and property now or formerly owned by Effie Lloyd Allen Beattie, and running thence with the center of said road as the line the following courses and distances: N. 68-37-03 W. 100 feet to a point, thence N. 72-27-14 W. 99.95 feet to a nail, thence N. 74-13-07 W. 165.02 feet to a nail and cap, thence N. 71-53-01 W. 100 feet to a nail and cap, thence N. 66-54-24 W. 91.80 feet to an iron pin, thence N. 64-38-48 W. 58.90 feet to a nail and cap, thence N. 64-24-11 W. 188.64 feet to a point, thence N. 64-47 21 W. 260.76 feet to a nail and cap, thence N. 64-44-59 W. 388.92 feet to a point, thence N. 65-05-59 W. 342.70 feet to a nail and cap, thence N. 63-17-19 W. 62.62 feet to a nail and cap in the center of Old Boiling Springs Road, said point being the joint corner of property of Tankersley Real Estate Corp., and property now or formerly owned by Effie Lloyd Allen Beattie, thence continuing with the center of said road as the line, the following courses and distances: N. 56-32-09 W. 70 feet to a nail and cap, N. 47-37-24 W. 67.47 feet to a nail and cap, thence N. 36-49-34 W. 99.87 feet to a nail and cap, thence N. 34-36-34 W. 220.86 feet to a railroad spike in the center of Old Boiling Springs Road, said point being the joint corner of property now or formerly owned by Marvin L. and Sadie H. Smith and property now or formerly owned by Mamie Vaughn (Life Estate) thence turning and running with the joint line of property of Tankersley Real Estate Corp., and property now or formerly owned by Marvin L. and Sadie H. Smith N. 44-11-40 E. 1194.20 feet to an iron pin, the joint corner of property of Tankersley Real Estate Corp., and property now or formerly owned by Marvin L. and Sadie H. Smith, and property now or formerly owned by Grace Elizabeth Moore, thence with the common line of property of Tankersley Real Estate Corp., and property now or formerly owned by Grace Elizabeth Moore S. 81-18-53 E. 250.19 feet to an iron pin, thence S. 81-07-09 E. 249.78 feet to an iron pin, thence S. 81-15-11 E. 92.26 feet to an iron pin, the joint corner of property of Tankersley Real Estate Corp. and property now or formerly owned by Grace Elizabeth Moore and property now or formerly owned by Boiling Springs Realty Company, thence turning and running with the

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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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP

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