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MORTGAGE

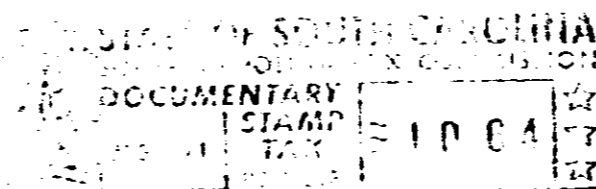
BOOK 1550 PAGE 834

THIS MORTGAGE is made this 25th day of August, 19 81, between the Mortgagor, FOUNTAIN INN FEED & SEED COMPANY, INC. (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand Six Hundred (\$26,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1991.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

BEGINNING on the North line of Jones Street (60-foot wide right of way) at a point located 25 feet northeast of as measured at right angles from the center line of Grantor's main track; running thence northwestwardly 25 feet northeast of and concentric to the center line of said main tract 479.71 feet; thence North 44 degrees 36' East, 25.62 feet to a point; thence South 82 degrees 09' East, 161.0 feet; thence South 45 degrees 24' East, 375.46 feet to the North line of Jones Street; thence South 57 degrees '03 West along the North line of Jones Street, 115.82 feet to the Point of Beginning; containing 1.16 acres, more or less, being shown on print of survey prepared by Wm. J. Griffin, dated February 14, 1981 This being the identical property conveyed to Mortgagor herein by deed of Seaboard Coast Line Railroad Company dated June 30, 1981 and recorded in the office of the Clerk of Court for Greenville County in Deed Book 1154 at Page 42.



which has the address of Depot Street, Fountain Inn, S.C. 29644
 (Street) (City)
 (herein "Property Address"):
 (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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