% 1500 Georgia Railroad Bank Building (10)
Augusta, Ga. 30910

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1571 PAGE 689

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
JUN 2 1982
Dennis S. Tankersley
RMC

WHEREAS, MARGUERITE H. BRASSELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto Georgia Railroad Bank & Trust Company

(hereinafter referred to as Mortgagee) as evidenced by two (2) promissory notes of R. T. Brassell payable to the Georgia Railroad Bank & Trust Company, dated April 11, 1981 and September 8, 1981 in the original principal sum of $6,875.63 and $42,400.00, respectively, which notes by reference thereto are incorporated herein, and in and by any renewal or renewals thereof, either in whole or in part, and whenever in these presents the terms "the note" or "the said note" are used, they shall be construed when applicable to apply as well to such renewal note or notes.

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: A one-half undivided interest in the following described property which is owned by the Mortgagor & is given as collateral security for a note from R. T. Brassell:

Description No. 1: All that piece, parcel or tract of land in Paris Mountain Township, Greenville County, State of South Carolina, consisting of 20.45 acres, more or less, and being shown on a plat of J. Q. Bruce, Registered Land Surveyor, dated August 18, 1961, as property of H. E. Coggins and Blue Ridge Land Co. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on head waters of branch and running thence S. 62 E. 4.86 chains to an iron pin; thence N. 77-1/2 E. 7.40 chains to an iron pin; N. 6 W. 17.8 chains to a stone; thence N. 67 W. 1.15 chains to a small pine; thence N. 63 W. 1.72 chains to a pine; thence N. 75½ W. 3.85 chains to a stone; thence N. 83 W. 3.03 chains to a corner, Black Fork; thence S. 10 E. 3.75 chains with Roe and Howard land; thence S. 8 W. 8.82 chains to a sweet gum on branch; thence with the meanders of the branch S. 9½ E. 1.50 chains; thence with branch S. 1 E. 4.50 chains to the intersection of two branches; thence S. 9 W. 1.12 chains to a poplar, the beginning, and containing 20.45 acres, more or less.

Description No .2: ALL that piece, parcel or tract of land, situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, and shown on a plat of property of the said R. T. Brassell, prepared by C. C. Jones, dated August 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book "BB", at page 192, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at corner of property owned by Burns, and running thence along Burns line: S. 73-31 E. 992.8 feet to an old iron pin; S. 70-28 E. 283 feet to an iron pin; thence along the line of property of Greenville Water Works as follows: S. 70-28 E. 562 feet to a concrete monument; S. 2-40 W. 781.1 feet to a concrete Monument; S. 78-50 W. 832.7 feet to a concrete monument; S. 7-44 E. 1594.7 feet to a concrete monument; S. 75-12 W. 1311.3 feet to a concrete monument; thence along Traver line N. 32-32 W. 244.2 feet to an iron pin in spring; thence in a northerly direction along branch as the line 859.9 feet to an iron pin in branch; thence N. 81-45 W. 1475 feet to an iron pin and stone; thence N. 11-05 W. 1114 feet to an iron pin at center of branch; thence up the meanders of said branch in an easterly direction 1976 feet, more or less, to a bend in said branch in line of property owned by Hall; thence along said Hall line upon said branch in a southerly direction 460 feet, more or less, to Hall corner; thence continuing along Hall line S. 61-27 E. 319.3 feet to an iron pin; N. 78-38 E. 488 feet to an iron pin and stone, N. 4-49 W.1177 feet to an old stone; N. 61-48 W. 80.3 feet to a stone; N. 63-07 W. 112.1 feet to stone; N. 74-54 W. 248.2 feet to stone; N. 81-30 W. 206.3 feet to an iron pin; thence N. 8-30 W. 167.6 feet to the point of beginning, and containing 127 acres, more or less. (see attached addendum)

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 such 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.

JUN 2 1982 RV-2