

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 11th day of June, 1982.

by Patrick H. Brockman, Trustee under Trust Agreement dated July 3, 1980

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 867, Greer, S.C. 29651

WITNESSETH:

THAT WHEREAS, Patrick H. Brockman, Trustee under Trust Agreement dated July 3, 1980 is indebted to Mortgagee in the maximum principal sum of Fifty Five Thousand and No/100 Dollars (\$ 55,000.00), which indebtedness is evidenced by the Note of Patrick H. Brockman, Trustee under Trust Agreement dated July 3, 1980 date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 11, 1983 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 \$ 55,000.00 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 situate, lying and being in the State of South Carolina, County of Greenville, on S.C. Highway #253, containing approximately 36 acres, more or less, and being further described as follows:

BEGINNING at a point in the center of S.C. Highway #253, joint front corner with property now or formerly of C.H. Howard and J.P. Key and running thence with said road the following: S. 24-48 W., 100 feet; S. 19-18 W., 100 feet; S. 13-46 W., 100 feet; S. 10-12 W., 100 feet; S. 9-09 W., 200 feet; S. 8-17 W., 100 feet; S. 7-54 W., 100 feet; S. 8-09 W., 400 feet; S. 8-54 W., 100 feet to a point; thence leaving said road N. 81-09 W., 854 feet to a point; thence N. 81-09 W., 435 feet to a point; thence S. 11-48 W., 27.7 feet to a point; thence S. 68-44 E., 50 feet to a point; thence S. 20-05 W., 390.9 feet to an iron pin; thence S. 74-20 E., 1368.6 feet to the center of Highway #253; thence S. 19-52 W., 100 feet to a point; thence S. 18-57 W., 100 feet to a point; thence S. 18-29 W., 88.09 feet to a point, joint corner with J.A. Henson and C.A. Henson; thence S. 73-00 E., 373.93 feet to an iron pin; thence S. 73-00 E., 60.1 feet to an iron pin on creek; thence with the center line of the creek as follows: N. 50-47 E., 40.7 feet; N. 2-58 E., 146.56 feet; N. 18-25 E., 99.9 feet; N. 37-05 W., 61.42 feet; N. 38-22 E., 93.2 feet; N. 65-37 E., 134.22 feet; N. 39-30 E., 123.76 feet; N. 2-26 E., 74.38 feet; N. 55-54 E., 75.55 feet; N. 5-35 E., 64.10 feet; N. 60-00 E., 75.40 feet; N. 6-39 E., 82.40 feet; N. 80-52 E., 86.04 feet; N. 50-53 E., 84.75 feet to an iron pin; joint corner with Belue; thence N. 78-13 W., 757.5 feet to the center of Highway #253; thence N. 8-09 E., 400 feet to a point; thence S. 80-12 E., 717.5 feet to an iron pin on said creek; thence with said creek N. 22-19 W., 542.1 feet to an iron pin; thence S. 74-37 W., 188.5 feet to an iron pin; thence N. 6-45 E., 152.5 feet to an iron pin; thence N. 8-30 W., 392.72 feet to an iron pin; thence N. 88-45 W., 90.8 feet to an iron pin; thence N. 88-45 W., 28 feet to the center of Highway #253, the point of beginning.

This being a portion of the same property conveyed to Mortgagor by deed of Frank P. McGown, Master in Equity for Greenville County, recorded in Deed Book 1165 at page 793 on April 23, 1982.

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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