

Mortgagee's address: P.O. Box 494, Clinton, S. C., 29325. 2005 1534 PAGE 300  
MORTGAGE OF REAL ESTATE—Office of Leatherwood Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OCT 28 2 56 PM '82  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Shelton J. Rimer and Dorothy K. Rimer,

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. S. Bailey & Sons, Bankers, P. O. Box 494, Clinton, South Carolina, 29325,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Thousand and no/100 (\$100,000.00) Dollars

~~Dollars~~XXXXXXXXXXXX due and payable

on demand

with interest thereon from date at the rate of 14.5% ~~per annum~~ to be paid: semi-annually.

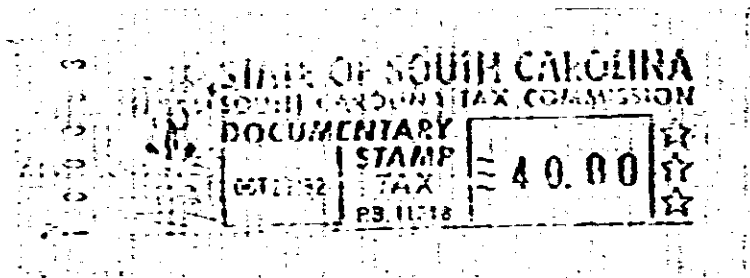
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Keeler Bridge Road, containing 18.56 acres, more or less, as shown on plat entitled "Survey for Shelton J. Rimer" prepared by W. R. Williams, Jr., Registered Land Surveyor, dated April 14, 1980, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7-Y at Page 9 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Keeler Bridge Road at the corner of the property of Ernest Lee (now or formerly) at a point where Armstrong Creek goes under the bridge of Keeler Bridge Road, and running thence along Keeler Bridge Road, N. 31-57 W. 348' to a nail and cap; thence N. 23-57 W. 182.8' to a nail and cap in the center of Keeler Bridge Road; thence N. 83-15 E. 599' to an iron pin; thence N. 13-29 E. 101.8' to an iron pin; thence N. 14-00 E. 130.5' to a pine; thence N. 01-16 E. 140.3' to an iron pin; thence N. 03-30 W. 79.5' to an iron pin; thence N. 22-50 W. 266.6' to an iron pin; thence N. 33-45 W. 181.5' to an iron pin; thence N. 30-15 E. 104.0' to an iron pin; thence N. 81-25 E. 109' to an iron pin; thence N. 75-17 E. 140.2' to an oak; thence S. 87-22 E. 133.8' to an iron pin; thence N. 53-45 E. 102.5' to a rock; thence N. 06-15 E. 270.6' to an iron pin; thence N. 41-13 E. 271.1' to an iron pin; thence N. 84-37 E. 250.3' to an iron pin; thence S. 26-28 W. 136.9' to an iron pin; thence S. 21-11 W. 821.6' to an iron pin; thence N. 31-23 W. 132.6' to an oak; thence S. 25-34 W. 440.9' to an iron pin; thence with Armstrong Creek as the line, S. 01-47 E. 436' to a point; thence S. 56-06 E. 113' to a point; S. 23-18 E. 112' to a point; thence S. 06-30 W. 100' to a point; thence S. 46-00 W. 102.5' to a point; thence S. 55-33 W. 116' to a point; thence N. 43-45 W. 72' to a point; thence N. 88-15 W. 258.5' to a point; thence S. 56-22 W. 211' to the point of beginning.

The above-described property is the same property conveyed to the Mortgagors herein by deed of William Taylor McKenzie, recorded in the R.M.C. Office for Greenville County, S. C. on April 21, 1980 in Deed Book 1124 at Page 398.



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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 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.

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