

MORTGAGE OF REAL ESTATE

BOOK 1606 PAGE 374

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GRENVILLE COUNTY S.C.
MAY 12 4 04 PM '83
DONNIE S. TAYLOR
R.M.C. SLEY
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wilson Farms Company

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert C. Trammell

(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

Twelve Thousand Five Hundred and No/100----- Dollars (\$ 12,500.00) due and payable

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: in 120 consecutive and equal monthly installments of \$165.19.

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:

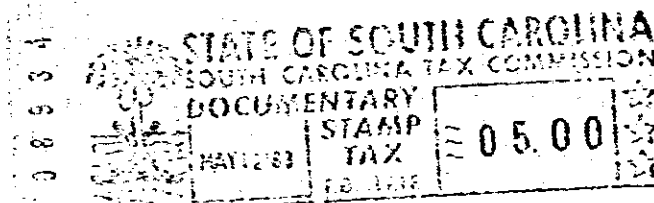
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville;

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina in Cleveland Township and at River Falls containing 9 acres, more or less, known and designated as Tract No. 3 on plat of property of Mrs. J. D. Trammell, made by J. C. Hill, February 24, 1961 and having the following metes and bounds, to-wit:

BEGINNING at point in the center of a road, said point being the northwest corner of Tract No. 4 and running thence with Tract No. 4, S. 77 W. 592 feet to iron pin; thence S. 44 W. 220 feet to Poplar; thence N. 89 W. 414 feet to iron pin; thence N. 21-45 W. 285 feet to corner of Tract No. 2; thence with Tract No. 2 N. 75 E. 1261 feet to point in center of road; thence with said road in a southerly direction 306 feet, more or less, to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Robert C. Trammell dated May 11, 1983 and recorded in the Greenville County RMC Office on the 12 day of May, 1983 in Deed Book 1188 at Page 164.

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4.000 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.