

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
JUL 1 3 25 PM '83
DONNIE R. MULL, JR.

BOOK 1614 PAGE 447
MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BENJAMIN R. MULL, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILSON FARMS COMPANY of 201 East North Street, Greenville, South Carolina,

(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

EIGHT THOUSAND SEVENTY FIVE AND NO/100-----

-----Dollars (\$ 8,075.00) due and payable

as follows: Sixty (60) monthly installments of One Hundred Seventy Nine Dollars and Sixty Two Cents (\$179.62) each, the first payment due and payable on or before August 1, 1983

with interest thereon from date at the rate of twelve per centum per annum, to be paid: monthly.

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:

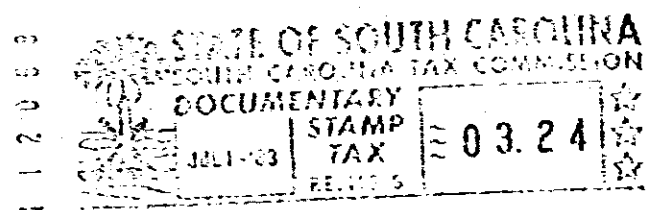
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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:

BEGINNING at a spike in the middle of U. S. Highway 25 at the intersection of Schoolhouse Road as shown on a plat of the survey for Wilson Farms Company dated October 1978 and revised February of 1980 recorded in the RMC Office for Greenville County in Plat Book 9-G, Page 43 and running thence North 8-09 West 61.7 feet to the middle of Schoolhouse Road; thence along the middle of Schoolhouse Road North 34-51 East 190 feet; thence North 26-12 East 105 feet; thence North 17-52 East 98.2 feet; thence North 56-50 East 343 feet to an iron pin on the boundary line of Tract 1 and Tract 2 of said plat; thence South 33-41 East 299 feet along said boundary line to an iron pin; thence South 33-41 East 25 feet to the center line of Old Highway 25; thence South 58-27 West 275.1 feet to a point in the center line of Old Highway 25; thence South 63-08 West 442.5 feet to the beginning point, said property containing 3.57 acres more or less and is referred to as Tract Number 1 in said plat.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This is a portion of the property conveyed to the Mortgagee herein by deed of T. Walter Brashier dated May 24, 1978 and recorded in Book 1080, Page 457 in the R.M.C. Office Office for Greenville County.



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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