

State of South Carolina

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 24th day of August 1983

by John Cothran Company, Inc., M. Graham Proffitt, III, and Ellis L. Darby, Jr.

(hereinafter referred to as Mortgagor) and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as Mortgagee), whose address is 306 East North Street, Greenville, South Carolina 29601

WITNESSETH

THAT WHEREAS John Cothran Company, Inc., M. Graham Proffitt, III, and Ellis L. Darby, Jr. is indebted to Mortgagee in the maximum principal sum of Four Hundred Thousand and No/100

Dollars \$ 400,000.00 which indebtedness is evidenced by the Note of August 24, 1983 of even date herewith, said principal plus interest thereon being payable as provided for in said Note, the final maturity of 8/24/84 which is one year after the date of such 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 as aforesaid to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) in all future advances and payments 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 by 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 by these presents, not to exceed \$ 400,000.00 plus interest thereon, all charges and expenses of docket or recording, Mortgagee including out-of-pocket and reasonable attorney's 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 containing 41.03 acres in the County of Greenville, State of South Carolina, lying and being on the northerly side of Old Boiling Springs Road and having according to a plat entitled "Survey for Ellis L. Darby, Jr., John Cothran Company, Inc., and M. Graham Proffitt, III," dated May 16, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-G, at Page 51, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Old Boiling Springs Road, said point being the joint corner of property now or formerly owned by Tankersley Real Estate corporation and property now or formerly owned by Boiling Springs Realty Company and property now or formerly owned by Effie Lloyd Allen Beattie, and running thence with the center of said road as the line the following courses and distances: N. 68-37-03 W. 100 feet to a point, thence N. 72-27-14 W. 99.95 feet to a nail, thence N. 74-13-07 W. 165.02 feet to a nail and cap, thence N. 71-53-01 W. 100 feet to a nail and cap, thence N. 66-34-24 W. 91.80 feet to an iron pin, thence N. 64-38-48 W. 58.90 feet to a nail and cap, thence N. 64-24-11 W. 188.64 feet to a point, thence N. 64-47-21 W. 260.76 feet to a nail and cap, thence N. 64-44-59 W. 188.92 feet to a point, thence N. 65-05-59 W. 342.70 feet to a nail and cap, thence N. 63-17-19 W. 62.62 feet to a nail and cap in the center of Old Boiling Springs Road, said point being the joint corner of property now or formerly owned by said Tankersley Real Estate Corporation and property now or formerly owned by Effie Lloyd Allen Beattie, thence continuing with the center of said road as the line, the following courses and distances: N. 56-32-09 W. 70 feet to a nail and cap, N. 47-37-24 W. 67.47 feet to a nail and cap, thence N. 36-49-34 W. 99.87 feet to a nail and cap, thence N. 34-36-34 W. 220.86 feet to a railroad spike in the center of Old Boiling Springs Road, said point being the joint corner of property now or formerly owned by Marvin L. and Sadie H. Smith and property now or formerly owned by Manie Vaughn (Life Estate) thence turning and running with the joint line of property now or formerly owned by Tankersley Real Estate Corporation and property now or formerly owned by Marvin L. and Sadie H. Smith N. 44-11-40 E. 1194.20 feet to an iron pin, the joint corner of property owned now or formerly owned by Tankersley Real Estate Corporation and property now or formerly owned by Marvin L. and Sadie H. Smith, and property now

(continued on attached Rider)

TOGETHER with all and singular rights, interests, benefits and appurtenances belonging or in any way incident or appurtenant 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 Premises, and included herein by reference thereto.

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