

State of South Carolina

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GREENVILLE CO. S. C.

Mortgage of Real Estate

Vol 1845 PAGE 656

County of GREENVILLE

JAN 27 3 05 PM '84

DONALD W. WALKER

THIS MORTGAGE is dated January 27, 1984

THE "MORTGAGOR" referred to in this Mortgage is FOUR-SQUARE PARTNERSHIP, a South Carolina General Partnership,

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is \_\_\_\_\_  
P. O. Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from FOUR-SQUARE PARTNERSHIP, a South Carolina General Partnership, to Mortgagee in the amount of \$100,100.00, dated January 27, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is January 27, 1989. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 100,100.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

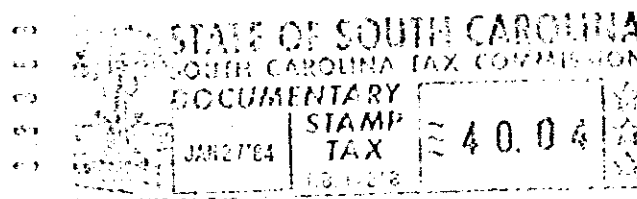
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 184.55 acres net, more or less, as shown on plat entitled "Survey for B. F. Thackston Estate," prepared by W. R. Williams, Jr., R.L.S., dated September 1, 1980 and recorded in the R.M.C. Office for Greenville County in Plat Book 7-Y at Page 91, and such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

LESS, HOWEVER: All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, shown on a plat entitled "Dr. Terrell H. Leeke" dated September 17, 1980 prepared by W.R. Williams, Jr., containing 25.0 acres and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap located in the center of Standing Springs Road at a point 1,657 feet from Ferguson Road and running thence N. 61-42 E. 33 feet to an iron pin; thence turning and continuing to follow the same course, N. 61-42 E. 2,603.0 feet to an iron pin located on the bank of the Reedy River; thence turning and following the river as the line, S. 57-07 E. 73.5 feet to an iron pin; thence turning and running S. 48-09 W. 636.47 feet to an iron pin; thence turning and running S. 82-30 W. 189.67 feet to an iron pin; thence turning and running S. 31-35 E. 410.68 feet to a cedar; thence turning and running S. 64-45 W. 583.90 feet to an iron pin; thence turning and running S. 51-13 W. 533.32 feet to an iron pin; thence turning and running N. 63-57 W. 360 feet to an iron pin; thence turning and running S. 38-57 W. 274.7 feet to an iron pin; thence turning and running S. 58-57 W. 165 feet to an iron pin; thence turning and running S. 31-12 W. 182.9 feet to an iron pin; thence turning and running S. 16-00 W. 141.58 feet to a spike located in the center of Standing Springs Road; thence turning and following the center of said road, N. 17-08 W. 390.40 feet to a nail and cap; thence continuing to follow the center line of said road, N. 17-07 W. 259.60 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of Bonaventure Partnership, recorded November 5, 1981 in Deed Book 1157 at Page 798.



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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