

State of South Carolina )

Mortgage of Real Estate



County of Greenville )

THIS MORTGAGE made this 18th day of April, 1984

by FORRESTER FARMS, A SOUTH CAROLINA GENERAL PARTNERSHIP

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville, South Carolina 29602

WITNESSETH

THAT WHEREAS, FORRESTER FARMS, A SOUTH CAROLINA GENERAL PARTNERSHIP is indebted to Mortgagee in the maximum principal sum of Two Hundred Thousand and No/100 Dollars (\$ 200,000.00 ). Which indebtedness is evidenced by the Note of W. D. Yarborough, Sr. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of April 18, 1985 after the date hereof) the terms of said 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 and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances 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 (ii) 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 hereby not to exceed \$ plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs 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 lot of land, located, lying and being in the County of Greenville, State of South Carolina being shown and designated as Tract 6 containing 11.13 acres more or less as shown on a survey for Danco, Inc., prepared by Freeland & Associates, James R. Freeland, RLS & PE, dated April 17, 1984 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 16 K at Page 45 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point along the center line of Tillman Court and Miller Road and running thence S. 77-46 E. 832.57 feet to an iron pin old along the center line of a branch; thence running along the center line of a branch as the property line the traverse of which is as follows: S. 18-11 E. 58.07 feet; thence S. 59-28 E. 55.38 feet to a point; thence S. 76-30 E. 43.99 feet to a point; thence S. 20-43 E. 15.98 feet to a point; thence S. 56-19 E. 131.51 feet to a point; thence S. 57-49 E. 75.77 feet to a point; thence S. 60-42 E. 79.17 feet to a point; thence N. 87-07 E. 81.10 feet to a point; thence S. 55-38 E., 88.19 feet to a point; thence S. 43-51 E. 160.96 feet to a point along the center line of Gilder Creek; thence running along the center line of Gilder Creek as the property line S. 14-58 W. 78.73 feet to a point; thence continuing along the center line of Gilder Creek S. 11-03 W. 216.17 feet to a point along the center line of Gilder Creek; thence running along property now or formerly of Wilton Henderson N. 61-56 W. 1070.70 feet to an iron pin old; thence N. 79-28 W. 499.49 feet to a point along the center line of Miller Road; thence running along the center line of Miller Road N. 11-57 E. 298.45 feet to a point along the center line of Miller Road and Tillman Court, the point of BEGINNING.

This being the same property conveyed to the mortgagor herein by deed of Tillman Henderson dated April 18, 1984 to be recorded herewith.

OFFICE OF SOUTH CAROLINA... TAX \$ 80.00

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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