

State of South Carolina)

Mortgage of Real Estate



County of Greenville)

THIS MORTGAGE made this 20th day of April, 1984,

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

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Mortgagor is indebted to Mortgagee in the maximum principal sum of ***** Five Hundred Thousand and No/100***** Dollars (\$500,000.00). Which indebtedness is evidenced by the Note of Mortgagor of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of April 20, 1985 which is 365 days 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 \$500,000.00***** 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 71.14 acres as is more fully shown on a survey entitled "Property Survey for the Estate of E. K. Hart" prepared by Arbor Engineering, Inc. March 8, 1982, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Batesville Road at the corner of property of Mildred J. Tuck, and running thence with the line of said property N. 88-06 E. 325.87 feet to an iron pin; running thence with the lines of property of Mildred J. Tuck and Thomas B. and Evelyn B. Phillips S. 31-23 E. 563.79 feet to an iron pin in the line of property of Albert McCarter, et.al.; running thence with the line of said property N. 68-29 E. 2,801.29 feet to a point in the center of Enoree River, which River is the property line; running thence with the River as the line, the traverse lines of which are N. 20-42 E. 298.97 feet; N. 45-35 W. 211.24 feet; N. 6-48 W. 228.55 feet to a point; running thence with the center of Woods Road the following courses and distances, to-wit: S. 80-09 W. 1,018.67 feet to an iron pin; S. 79-38 W. 1,013.25 feet to an iron pin; S. 80-28 W. 1,479.08 feet to a railroad spike in the center of Batesville Road at its intersection with Woods Road; running thence with the center of Batesville Road S. 25-08 E. 360.89 feet to a nail and cap; thence S. 25-17 E. 19.98 feet to a nail; thence S. 24-50 E. 292.92 feet to a nail; running thence S. 87-36 W. 21-19 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of College Properties, Inc. of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
200.00
MAR 20 1984

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):

8
80
4
0

4328-142