

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE CO. S.C.
MAY 7 4 14 PM '84
DONNIE S. TANKERSLEY
RECORDS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

LOUISE M. REYNOLDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROY FLEMING, GLENN FLEMING, REVELLE B. FLEMING, VIRGIL BASS and DORIS McCALL

(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 Forty Five Thousand and 00/100ths Dollars (\$45,000.00) due and payable

due and payable according to the terms of that certain Note of even date

with interest thereon from May 4, 1984 ~~XXXXXX~~ ~~XXXXXXXXXXXX~~ to be paid:

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

ALL that certain piece parcel or lot of land located in the State of South Carolina, County of Greenville near the City of Simpsonville, lying on the northeastern side of McKinney Road, and being shown and designated as 5.33 acres, according to a "Survey for A. D. Fleming Estate" dated March 29, 1984, recorded in the R.M.C. Office for Greenville County in Plat Book 10P at Page 17, reference to said recorded Plat being craved for a metes and bounds description.

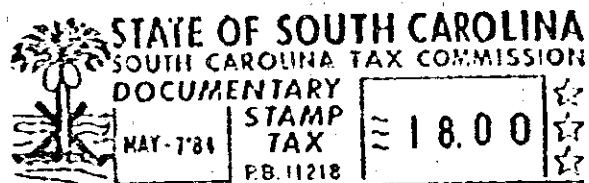
ALSO

ALL that certain piece, parcel and tract or tracts of land, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Simpsonville, being approximately 13.32 acres, more or less, and shown and designated as Tract 1 containing 6.23 acres and Tract 2 containing 7.09 acres, more or less, on a Plat prepared by C. O. Riddle, R.L.S. 1347, dated October 6, 1980 for A.D. Fleming Estate, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin, on Jonesville Road at the joint front corner of Tract 1 and property now or formerly owned by Ernest and Virgil F. Bass and running along the common line of said properties N. 54-37 W. 260.34 feet to an iron pin; thence N. 27-53 W. 513.1 feet to an iron pin; thence continuing N. 27-53 W. 310 feet to an iron pin; thence N. 30-11 E. 291.91 feet to an iron pin, the joint rear corner of Tract 1 and Tract 2; thence continuing N. 33-26 E. 639.49 feet to an iron pin; thence S. 18-25 E. 790.45 feet to an iron pin; thence S. 64-23 W. 383.87 to an iron pin; thence S. 25-09 E. 651.51 feet to an iron pin along the side of Jonesville Road; thence continuing into Jonesville Road S. 30-43 E. 26.78 feet to a spike in Jonesville Road; thence continuing in Jonesville Road S. 35-22 W. 31.71 feet to a spike; thence continuing S. 35-22 W. 134.28 feet to a spike in Jonesville Road, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed from Roy Fleming, Glenn Fleming, Revelle B. Fleming, Virgil Bass and Doris McCall of even date to be recorded herewith in the R.M.C. Office for Greenville County.

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4. 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.