

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 2 1 03 PM '84
SHERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. HERMAN WALKER, III d/b/a C. DOUGLAS WILSON AND COMPANY

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. B. GRIFFIN AND ELLA MAE GRIFFIN
of 3 Ruby Drive, Berea, Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of -----

---SIXTY THOUSAND AND NO/100----- Dollars (\$ 60,000.00) due and payable
in accordance with the terms of Note of even date herewith, with the last payment due
June 29, 1990

with interest thereon from date at the rate of 10% per centum per annum, 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

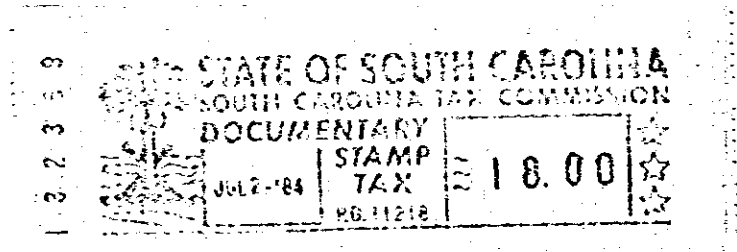
ALL of that piece, parcel or lot of land situate, lying and being in Greenville
County, South Carolina, Bates Township, 53.04 acres, more or less, as shown on
a plat of property of J. B. Griffin, Sr. and Ella Mae O. Griffin, said plat
recorded in the Greenville County RMC Office in Plat Book 100, Page 86,
said plat is hereby craved for a metes and bounds description.

THIS being the same property conveyed to the Mortgagor herein by deed of J. B. Griffin
and Ella Mae Griffin of even date to be recorded herewith.

Sellers agree to release 10 acres from the lien of the within mortgage for no consideration
subject to the within terms:

1. Seller shall not be bound to release any property which would leave the remaining
property without reasonable access to the County Road.
2. Sellers agree to release at no cost any property dedicated to the County as a street
or roadway or any property to be used as a right-of-way or easement for any utility
service or installation serving the property.
3. Releases for property not to be used as a public road or utility right-of-way, with
the exception fo the 10 acres referred to hereinabove, are conditioned upon the payment
by Buyers to Sellers of \$1,500.00 per acre for each acre to be released.
4. All sums paid as release payments shall serve as a credit towards the next ensuing
principal payment due pursuant to the terms of the puchase money mortgage.
5. Optionee shall be entitled to access to the property during the option period for
the purpose of surveys, soil tests or other similar matters provided that any damage
to the property resulting therefrom shall be promptly repaired by Optionee.
6. It is agreed that the ten (10) acres referred to above shall be defined by the
Purchaser and shall be released at Purchaser's request if terms (1-4) are complied with.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 fixtures
and equipment, other than the usual household furniture, be considered a part of the real estate.

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.