

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

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DEC 7 12 35 PM '84 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, JAMES FRANK RODGERS and PEGGY J. RODGERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES H. KNIGHT, INC.

(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

TWO THOUSAND AND NO/100 ----- Dollars (\$ 2,000.00) due and payable

with interest thereon from date at the rate of 12% per centum per annum, to be paid per terms of primossory note.

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, containing 51.1 acres, more or less, according to a survey by James L. Strickland, RLS, for the Estate of Francis M. Davenport, dated November 15, 1984 (to be recorded herewith) and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING a at an iron pin on U. S. Highway 25 (Augusta Road) at a point 808.4 feet, more or less, from the intersection with Oakhill Road, and running thence S. 61-35 W. 364.6 feet to an iron pin; thence S. 63-04W 1,437.8 feet to an iron pin; thence N. 52.10 W 1,200 feet to an iron pin; thence N. 62-30 E. 2,238.0 feet to an iron pin on U. S. Highway 25; thence along said Highway, S. 33-39 E. 300.4 feet to an iron pin, S. 30-58 E. 199.1 feet to an iron pin, and S. 29-33 E. 599.7 feet to an iron pin, point of beginning.

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