

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S.C.

BOOK 1553 PAGE 82

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILSON FARMS COMPANY, a General Partnership-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto LARRY L. WEBB-----

24 Fenwick Lane, Greenville, SC 29611-----

(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 Twenty-Four Thousand Five Hundred and No/100-----

-----Dollars (\$ 24,500.00--) due and payable

in 120 equal monthly installments of \$225.00, principal and interest, the first such installment to be due and payable on October 1, 1981. On November 1, 1991, all outstanding and unpaid principal, together with all accrued interest, shall be due and payable. All payments shall be applied first to interest and the balance to principal,

with interest thereon from date at the rate of 12% per centum per annum, to be paid: as provided above.

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:

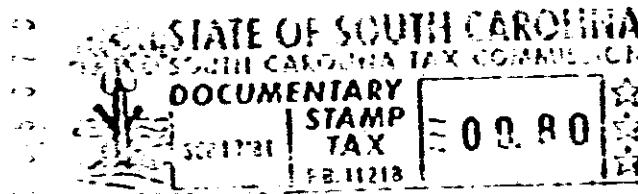
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, in Bates Township, containing 39 acres, more or less, being a portion of Tract No. 2 as shown on plat recorded in the Greenville County RMC Office in Plat Book OC at Page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Coleman Road at the corner of Tract 1 and running thence N. 81-30 W., 728 feet to a point; thence running S. 33 W., 904 feet to a point; thence running S. 26-45 E., 529.6 feet to a point; thence running S. 86-45 E., 1,386 feet to a point; thence running N. 13-30 E., 1,000 feet to a point; thence running along Coleman Road in a Westerly direction 700 feet to the beginning point.

This is a portion of the property conveyed to the Mortgagor herein by deed of Walker Properties, a General Partnership, recorded in the Greenville County RMC Office in Deed Book 1148 at Page 323 on May 19, 1981.



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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.

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.

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