AND THE PARTY OF T Bankers Trust of South Carolina P.O. Box 608 Greenville, South Carolina

3001 1374 FACE 16

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

29GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE JE 30 10 26 My man whom these presents may concern: DONNIE S. TANKERSLEY

JUDSON T. MINYARD WHEREAS,

BANKERS TRUST OF SOUTH CAROLINA (hereinafter referred to as Mortgagor) is well and truly indebted unto

(hereinaster 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

SEVEN HUNDRED, SEVENTY-FIVE THOUSAND AND NO/100----- Dollars (\$ 775,000.00 ) due and payable according to terms of said note

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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:

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> ALL that piece, parcel or lot of land containing 6.412 acres, more or less, situate, lying and being on the western side of Laurens Road in the City of Greenville, Greenville County, South Carolina being shown and designated as Tract B on a plat of the property of Malcolm L. Beuhler made by Robert R. Spearman, Surveyor dated June 20, 1973 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-B, page 31 and having according to said plat, the following metes and bounds, to-wit:

> BEGINNING at a point on the western side of the edge of the right of way of the Laurens Road, which point is located 542 feet from the intersection of the western edge of the right of way of the Laurens Road with the center line of the right of way of East Parkins Mill Road and running thence with the line of Tract No. A, containing 4.05 acres, S. 64-16 W. 725.7 feet to an iron pin; thence S. 21-50-30 E. 220.9 feet to an iron pin; thence S. 22-35 E. 131.15 feet to an iron pin in the line of property now or formerly owned by Walter S. Griffin, et al; thence N. 68-24 E. 749.85 feet to an iron pin on Laurens Road; thence along the western edge of the right of way of Laurens Road, N. 25-44 W. 405.5 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the Grantor by deed of John J. Martin, Jr. and Herbert J. Wright recorded in the R.H.C. Office for Greenville County, South Carolina in Deed Book 1026, page 456 and is hereby conveyed subject to utility rights of way and easements in blanket form of public record and to an easement for an electric transmission line 74 feet wide shown on the above mentioned plat owned by Duke Power Company. The said deed was recorded October 28, 1975.



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 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.