

GREENVILLE, CO. S. C.

FEB 1 2 51 PM '77

c/o Ed Martin, Bay Tree Golf Plantation
Highway No. 9, North Myrtle Beach, S. C. 29582

MORTGAGE - INDIVIDUAL FORM -
DONNIE S. TANKERSLEY

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STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WAYNE D. BUFFALO, JR., WILLIAM T. STALLWORTH and JOSEPH F. KINMAN, as Trustees of
WHEREAS, The Buffalo Co., Inc., Profit Sharing Plan and Trust, under written Agreement, dated
July 19, 1974,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEFF GILREATH FOWLER and ANNIE MARGARET MARTIN

(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-seven Thousand and 58/100ths

Dollars (\$ 47,000.58) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid: annually.

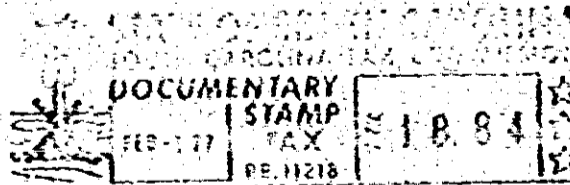
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the
Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 piece, parcel or tract of land, situate, lying and being on the eastern side of Hollow
Drive and the western side of Leopard Road, in Greenville County, South Carolina, containing
77.88 acres, more or less, as shown on a plat entitled PROPERTY OF THE BUFFALO CO., INC.,
PROFIT SHARING PLAN AND TRUST, made by J. L. Montgomery, III, R.L.S., dated January 19,
1977, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5X at page
64, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Leopard Road at the joint corner of the
within described property and the northwesternmost corner of a 0.82 acre tract of land
belonging to Larry Dean Jones and Mary Sue Jones, and running thence along the line of
property now or formerly belonging to Leopard, N. 64-25 W., 782.72 feet to a stone in the
line of property now or formerly belonging to Satterfield; thence along the Satterfield
line, S. 6-36 W., 617.11 feet to an iron pin; thence along the line of property belonging
to Larry Dean Jones and Mary Sue Jones, S. 42-07 W., 600 feet to an iron pin; thence
continuing with the Jones line, S. 50-53 W., 654.6 feet to an iron pin; thence continuing
with the Jones line, N. 53-42 W., 605.71 feet to an iron pin on the eastern side of Hollow
Drive; thence S. 4-43 E., 540.99 feet to an axle; thence S. 45-50 W., 92.52 feet to an
iron pin; thence along the line of property of Carolina Springs Country Club, S. 52-04 E.,
1250.68 feet to an iron pin; thence S. 38-03 W., 772.06 feet to a stake; thence N. 84-23
E., 1427.98 feet to a stone and iron pin; thence along the line of property now or formerly
belonging to Lancaster, N. 12-07 E., 692.82 feet to a stone and iron pin; thence N. 55-16
W., 720.89 feet to an iron pin; thence along the line of property now or formerly belonging
to Abbott, N. 36-42 E., 1038.3 feet to an iron pin; thence N. 25-50 E., 373.62 feet to an
old spike in the center of Leopard Road; thence along the center of Leopard Road the
following courses and distances: N. 20-53 W., 100.15 feet to a nail and a cap, N. 14-19
W., 81.4 feet to a nail and a cap, and N. 5-28 W., 185.6 feet to a nail and a cap, the
point of beginning.

The within property is the same conveyed to the Mortgagors herein by the Mortgagees herein
by deed dated January 31, 1977, to be recorded simultaneously herewith.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and
of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for
the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also
secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so
long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest
at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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