

State of South Carolina

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GREENVILLE CO. S. C.

BOOK 1488 PAGE 653

Mortgage of Real Estate

County of GREENVILLE Sep 11 2 45 PM '79

THIS MORTGAGE made this 12 day of SEPTEMBER, 19 79, by George Wike, Jr. and Quentin O. Ball

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, George Wike, Jr. and Quentin O. Ball is indebted to Mortgagee in the maximum principal sum of One hundred one thousand six hundred and no/100----- Dollars (\$ 101,600.00), which indebtedness is evidenced by the Note of George Wike, Jr. and Quentin O. Ball of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is five (5) years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 101,600.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, west of the Fork Shoals Road on the Georgia Road about 12 miles south of the City of Greenville, containing 162.30 acres, more or less, being known as a portion of the home place of the late J. Addie Huff and being described according to a plat prepared by C. O. Riddle, Surveyor, dated March, 1953, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book DD, page 83, as having the following courses and distances, to-wit:

BEGINNING at a point in the center of Georgia (the iron pin designating the said corner being offset 29.3 feet from the center of said road in the premises) at the joint corner of the within described tract and property of Junius H. Garrison and running thence S. 21-57 E., 241.3 feet to an iron pin; thence continuing along the line of property of Junius H. Garrison, S. 22-57 E. 660 feet to an iron pin and stone; thence along the common line of the within described tract and property of P. K. Thackston, S. 22-43 W., 1289 feet to a stake in a branch; thence following the meanderings of said branch as the line, the following courses and distances: S. 61-08 W., 90 feet; S. 50-25 W., 381 feet; S. 31-25 W., 381 feet; S. 31-25 W., 508 feet; S. 27-55 W., 368 feet; S. 2-00 E., 158 feet; S. 31-45 W., 328 feet; S. 53-00 W., 222.6 feet; S. 24-30 W., 95 feet to a large poplar on the bank of said branch; thence leaving said branch, S. 42-39 W., 270 feet to a stake near the bank of Reedy Fork Creek; thence crossing Reedy Fork Creek along the line of property of C. Black, S. 56-00 W., 432 feet to an iron pin in a P.O. stump at the joint corner of property of Garrison and the within described tract; thence along the Garrison line, N. 35-49 W., 994 feet to an iron pin, the joint corner of the within described tract and property of Griffin; thence along the line of Griffin, N. 33-30 W., 605.5 feet to an iron pin; thence continuing along the Griffin line, N. 62-05 W., 209.4 feet to an iron pin; thence still along the Griffin line, N. 9-29 W., 677 feet to an iron pin; thence N. 9-51 W., 118.7 feet to a point in the center of Georgia Road (the iron pin designating said point in the center of Georgia Road by an offset on the southern edge of said road); thence along the center line of the Georgia Road the following courses and distances: N. 24-00 E., 138.7 feet; N. 20-02 E., 334.3 feet; N. 30-20 E., 126.3 feet; N. 50-30 E., 90.1 feet; N. 68-21 E., 125.2 feet; N. 75-24 E., 1100 feet; N. 74-10 E., 435 feet; N. 70-38 E., 400 feet; N. 63-48 E., 159.6 feet; N. 54-07 E. 167.7 feet; N. 47-28 E., 199.6 feet N. 40-49 E., 624.3 feet to the beginning corner (see page 2)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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