

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

BOOK 1493 PAGE 843

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 27 3 04 AM '80 MORTGAGE OF REAL ESTATE

DONNIE BANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MAC E. SNYDER

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. W. Miller & E. S. Miller, Individually
And As Trustees, Under Trust Provisions contained in Deed Book 1020 at page 289
recorded in the R.M.C. Office for Greenville County, South Carolina
(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

Eight- Two Thousand Eight Hundred Eighteen & 81/100 Dollars (\$ 82,818.81) due and payable

According to terms of note dated of even date.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid.

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, being known and designated as Tract Number 2,
according to a survey for Mac E. Snyder and James P. Brockman, prepared by Charles
K. Dunn, R.L.S., and being dated January 8, 1980, said property being located five
miles North of Greenville on Patrol Club Road and Phillips Trail Road, and
containing 40.799 acres.

BEGINNING at a spike in the center of Patrol Club Road and Phillips Trail
Road and running thence along Phillips Trail Road the following courses and
distances: N. 8-13 E. 100 feet; thence continuing N. 75-35 E. 145.67 feet;
thence N. 68-12 E. 187.49 feet; thence N. 61-11 E. 218.29 feet; thence leaving
Phillips Trail Road and running along Tract No. 4, to the center line in a branch,
S. 34-30 E. 149.22 feet; thence along the center line of said branch, the following
courses and distances; the chords of which are as follows: S. 61-56 W. 100.23 feet;
S. 25-54 W. 206.27 feet; S. 53-00 W. 162.18 feet; thence S. 01-44 E. 117.94 feet;
S. 39-15 W. 148.84 feet; S. 18-06 W. 86.2 feet; S. 44-12 W. 132.88 feet; S. 84-47 W.
71.06 feet; S. 32-26 W. 78.02 feet; S. 11-08 E. 113.3 feet; S. 38-40 W. 215.43 feet;
N. 75-08 W. 142.97 feet; S. 06-12 W. 178.52 feet; S. 18-32 E. 87.56 feet; S. 22-38 W.
318.41 feet; S. 29-00 W. 159.2 feet; S. 56-29 W. 102.22 feet; S. 29-40 W. 222.32
feet; S. 36-24 W. 99.04 feet; S. 42-43 W. 141.46 feet; thence leaving said branch,
N. 58-58 W. 559.11 feet; thence N. 61-50 W. 252.59 feet; thence with F. S. Hester
property, N. 09-39 E. 326.22 feet; thence N. 52 E. 125.5 feet; thence with E. E.
Hester property, N. 52-19 E. 319.49 feet; thence N. 51-34 E. 111.85 feet; thence
N. 03-36 E. 277.65 feet to a point in Patrol Club Road; thence along Patrol Club
Road, N. 52-34 E. 721.41 feet; thence N. 52-02 E. 444.03 feet to the beginning corner.

There are two other mortgages executed simultaneously herewith on adjoining
properties and upon the payment of a total sum of \$80,000.00 toward total
purchase price, two separate parcels for a total of five (5) acres will be released
from the Mortgage, one to James P. Brockman, his heirs and assigns and/or
Mac E. Snyder, his heirs and assigns.

THIS BEING the same property conveyed by deed from Thomas W. Miller & E. Stone Miller,
Individually unto Thomas W. Miller and E. Stone Miller, As Trustees for William N. Miller,
Jr., Lilla M. Byrum and May M. Whitley, said deed being recorded in the R.M.C. Office
for Greenville County, S. C. in Deed Book 1020 at page 286 on the 25th day of
April, 1975.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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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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