

State of South Carolina

County of Laurens
and Greenville

THIS MORTGAGE made this 26th day of August, 19 80.

by John Barry

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 65, Fountain Inn,
S.C. 29644

WITNESSETH:

THAT WHEREAS, John Barry
is indebted to Mortgagee in the maximum principal sum of Fifty Thousand
and Two Dollars (\$ 50,000.00), which indebtedness is
evidenced by the Note of John Barry in the amount of \$50,000.00 of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is August 26, 1985 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 \$ 50,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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, with all improvements thereon or
hereafter constructed thereon, situate, lying, and being in Laurens County, South
Carolina, on the waters of South Rabon Creek, containing 157.5 acres, more or less and
formerly known as lands of the Mary A. Gray Estate, bounded by property now or formerly
belonging to Sara W. Peden, lot of James Hilliard Gray, property now or formerly of
Fred and Rufus Wood, land now or formerly of C. E. Knight, tract now or formerly of
Clyde E. and Clara M. Riggins, Rabon Creek, McMahan Branch, and possibly by property of
others, and being the greater portion of the 172 acre tract conveyed to the Mortgagor by
deed of James Hilliard Gray, Corrie Mae Gray, Cynthia Emma Gray, Mary Etta Gray, and
Margaret Jane Gray, on August 17, 1976, said deed of record in the Office of the Clerk
of Court for Laurens County, South Carolina, in Deed Book 211 at Page 266, with recording
date of August 18, 1976; the same deed having also been recorded August 27, 1976, in
the R. M. C. Office for Greenville County, S. C., in Deed Book 1041 at Page 900.
Reference is craved to this deed, and more particularly to a Plat of the original 172
acre tract (which Plat is incorporated herein by reference) prepared by T.H. Walker, Jr.,
R. L. S., during June 1977, entitled "Property of Lakeview Acres, Laurens County,
South Carolina," recorded in the Office of the Clerk of Court for Laurens County, S. C.,
in Plat Book 36 at Page 198, for a better description as to line, corners, and distances.
Lot 11, as shown on said plat, containing 4.55 acres, has been conveyed to Ms. Steenie
(Laurens County Deed Book 216, Page 91); the unnumbered 8.08 acre tract conveyed to
Riggins (Deed Book 214, Page 783); a small triangular-shaped lot containing 0.26 acres,
on the Eastern side of tract to Sara W. Peden (Deed Book 211, Page 635); and Lot 4-B
containing 0.78 acres and adjoining lot containing 0.83 acres to James Hilliard Gray
(Deed Book 214, Page 275, and Book 211, Page 629), in satisfaction of the terms of the
special agreement between Dr. Barry and James Hilliard Gray recorded in Office of the
Clerk of Court, Laurens County, Deed Book 214, Page 275), cancellation or satisfaction
of same recorded in Book 211 at Page 275 in said Clerk's Office. Also, restrictions
and protective covenants for the Lakeview Acres are recorded in Laurens County Clerk of
Court's Office, in Deed Book 214, at Page 222, and Easement over 29.7 acres granted by
the Mortgagor to Rabon Creek Watershed Conservation District, for purposes of constructing
a watershed and recreational lake, is recorded in said Clerk's Office in Deed Book 211
at Page 657.

It is understood and agreed that some portion of the lands herein described may be
located in Greenville County, South Carolina, and that this mortgage should be recorded
in both Laurens and Greenville Counties.

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):

GREENVILLE CO. S. C.
OCT 3 10 46 AM '80
SONNIE HANKERSLEY
R.M.C.

BOOK 245 PAGE 480

Mortgage of Real Estate

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AUG 29 3 48 PM '80

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