

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Tupelo Bluff Ct
TRAVELERS AIST SC

MORTGAGE OF REAL ESTATE

FILED
OCT 26 1 22 PM '81
CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN BERRY MOORHEAD

(hereinafter referred to as Mortgagor) is well and truly indebted unto

G. Herman Walker, III

(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

Thirteen thousand five hundred and no/100--Dollars (\$ 13,500) due and payable

According to the terms of a mortgage note of even date

with interest thereon from date at the rate of 12% 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

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 5.4 acres, more or less, as shown on plat entitled "Property of Wilson Farms, Inc.", dated September, 1981, prepared by W. R. Williams, Jr., recorded in the Greenville County RMC Office in Plat Book 8-U at Page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the right-of-way of Stamey Valley Road at the joint corner of the within described tract and another tract containing 4.00 acres, more or less, and running thence, along the joint line of said tracts N. 48-50 E., 415.1 feet to an iron pin; thence running N. 38-23 W., 365.3 feet to an iron pin; thence running N. 27-43 E., 131.6 feet to an iron pin; thence running N. 57-01 E., 112.5 feet to an iron pin; thence running N. 27-25 E., 80.8 feet to an iron pin; thence running N. 63-49 W., 160.2 feet to an iron pin in or near a creek, the centerline of which is the property line; thence running along the centerline of said creek, the following traverses and distances: S. 5-19 W., 93 feet; S. 41-30 W., 235.9 feet; S. 54-27 W., 211.6 feet; and S. 60-04 W., 188.9 feet to a nail and cap in the centerline of the right-of-way S. 58-16 E. 150 feet to a nail and cap; thence running S. 52-17 E., 50 feet to a nail and cap; thence running S. 48-01 E., 50 feet to a nail and cap; thence running S. 44-15 E., 50 feet to a nail and cap; thence running S. 39-15 E., 50 feet to a nail and cap; thence running S. 32-35 E., 50 feet to a nail and cap; thence running S. 27-52 E., 150 feet to a nail and cap in the centerline of the right-of-way of Stamey Valley Road, at the joint corner of the within described tract and another tract containing 4.0 acres, the point and place of BEGINNING.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

This is the same property conveyed to the Mortgagor herein by Deed of G. Herman Walker, III by Deed dated October 9, 1981 to be recorded simultaneously herewith.

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.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
OCT 26 1981
STAMP
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