

State of South Carolina

S.C.)

BOOK 1570 PAGE 64

County of Greenville

PH '82
WILSON FARM COMPANY)

Mortgage of Real Estate

THIS MORTGAGE made this 3rd day of May, 1982

by Wilson Farms Company, A Partnership

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, Wilson Farms Company is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Four Thousand, Six Hundred Seventy Three and No/100 Dollars (\$ 124,673.00), which indebtedness is evidenced by the Note of Wilson Farms Company, A Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 333 days 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 \$ 124,673.00 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 piece, parcel or tract of land, in Greenville County, State of South Carolina, together with all improvements and appurtenances to the property, about 16 miles from the City of Greenville on branch waters of Mush Creek and having the following description, to-wit:

BEGINNING on a post oak on the side of the road leading from the Mountains to the Pickens Road and running thence N. 51 E., 19.80 chains to a stone 3x on a branch along property line of land now or formerly belonging to A. M. Taylor; thence down the meander of the branch (with the land now or formerly belonging to A. M. Taylor) to its intersection with another small branch (on the property line of land now or formerly belonging to J. Calaways); thence up the meanders of said small branch (with the property line of land now or formerly belonging to J. Calaways) to a stone at the head of the branch (along the property now or formerly belonging to R. Strouds); thence S. 8 1/5 E., 4.75 chains to a stone 3x; thence S. 51 E., 6.40 chains to a stone 3x; thence S. 24 1/2 E., 5.12 chains to a stone in the Pickens Road near the Buncombe Road; thence along said Pickens Road to the crossing at R. J. Baileys corner, (said corner known by the name of R. Bailey in 1892); thence along the meanders of the road leading to the Mountains with land now or formerly belonging to R. Bailey to the beginning corner, containing 130 and 1/2 acres, more or less.

LESS, HOWEVER, and EXCEPTING THEREFROM, ALL that certain piece, parcel or lot of land situate, lying and being near Travelers Rest, in the County of Greenville, State of South Carolina, and known and designated as a tract containing 3.0 acres, according to plat prepared by W. R. Williams, Jr., dated June 26, 1978, entitled "Property of G. Herman Walker, III", recorded in the RMC Office for Greenville County in Plat Book 6M at Page 74, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a spike in the center of S. C. Highway 414 and running thence with the center line of said road S. 69-55 E., 159.5 feet to a spike; thence S. 77-45 E., 217.6 feet to a spike; thence running with the joint line of the within tract and property now or formerly of

(CONTINUED)

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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DOCUMENTARY STAMP

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