

State of South Carolina

FILED

1983 JUN 15 199

County of GREENVILLE

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Mortgage of Real Estate

DONNIE C. WATSON
R.M.C.

THIS MORTGAGE is dated June 15, 1983.

THE "MORTGAGOR" referred to in this Mortgage is Greerco, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
P. O. Box 608, Greenville, S. C. 29602

THE "NOTE" is a note from Richard E. Greer and Tommy D. Greer to Mortgagee in the amount of \$ 300,000.00, dated June 15, 1983*. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is December 12, 1983. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 300,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in Austin Township, Greenville County, State of South Carolina, on the northern side of the road from Mauldin to Conestee, near Mauldin, South Carolina, containing 44.05 acres, more or less, being composed of a tract of 42.15 acres shown on a plat of the property of Marie D. Meetze, made by J. C. Hill on April 22, 1954, and a tract of 1.9 acres, shown on plat of property of T. R. Easterby made by Pickell & Pickell on November 24, 1945, and are described together as follows:

BEGINNING at a stake on the northern side of the Conestee-Mauldin Road, opposite the intersection of said road with a county road, and running thence N. 4-00 W. 550 feet to an iron pin; thence N. 6-00 W. 656 feet to an iron pin; thence N. 57-45 W. 165 feet to a cedar; thence N. 9-30 W. 146 feet to a cedar; thence N. 18-30 E. 304.5 feet, crossing a branch to an iron pin, corner of property now or formerly of G. J. Edwards; thence with the line of said property S. 71-10 W. 248 feet crossing a branch to an iron pin; thence N. 53-15 W. 317.8 feet, crossing said branch to an iron pin; thence N. 46-10 W. 300 feet, crossing said branch to a pin in another branch; thence with said branch as the line, the traverses of which are S. 12-30 W. 571 feet and S. 21-30 W. 316.8 feet to a white oak (dead); thence S. 31-45 W. 414.4 feet to an iron pin; thence S. 4-30 W. 530 feet to an iron pin on the Conestee Road; thence with the north side of said road, S. 77-12 E. 1181 feet to a stake; thence continuing with said road, S. 78-15 E. 212 feet to the beginning corner.

LESS AND EXCEPT: .75 acres for a proposed street as shown on plat by C. O. Riddle, dated July 22, 1981, recorded in the R.M.C. Office for Greenville County in Plat Book 8-N at page 90.

This is the same property conveyed to Mortgagor herein by deed of W. J. Greer, recorded February 1, 1973, in the office of the R.M.C. for Greenville County in Deed Book 966, at page 286.

Mortgagor's Address: P. O. Box 6648
Greenville, SC 29606

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):

* The note from Richard E. Greer and Tommy D. Greer is guaranteed by Mortgagor. This mortgage is given to secure the obligations of Mortgagor
BT-002 (9/77) under said guaranty.

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