

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Don Campbell
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Piedmont
27673
800-1124-1150

GREENVILLE FILED
SEP 7 3 24 PM '83
DONNIE R.M.C. SLEY

WHEREAS, DONALD F. WAGGONER

(hereinafter referred to as Mortgagor) is well and truly indebted unto DON CAMPBELL, LILA C. PRICE, MARIAN C. BROWN, KRAEK
EXXXXXXX, LETTIE JEAN C. BRIGHT, DOUGLAS CAMPBELL, LEON CAMPBELL, GRACE T. CAMPBELL LYNN
JOHNNY L. TERRY AND JOY T. BARBARE
(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 One Hundred Twenty-five Thousand and No/100-----
-----Dollars (\$125,000.00---) due and payable

in monthly installments of \$1,651.88 beginning on October 1, 1983 and on the first day of
each month thereafter until paid in full, except that the final payment shall be due and
payable on or before September 1, 1993.

with interest thereon from _____ date _____ at the rate of ten (10)--- per centum per annum, to be paid: monthly

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 situate, lying and being in the State of
South Carolina, County of Greenville, being known and designated as 29.89 acres, more or
less as shown on survey prepared by Freeland & Associates entitled "Property of Donald F.
Waggoner", dated August 18, 1983 and recorded in the RMC Office for Greenville County in
Plat Book 9-6, Page 89-190, and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at a nail in the center of the intersection of Gibbs Shoals Road and Drypocket
Road and running thence with the center of said Drypocket Road, S 41-45 W 69.24 feet to
a point; thence turning and running with the common line of property now or formerly
owned by R. E. Satterfield, N 52-18 W 24.39 feet to an iron pin; thence continuing N 52-
18 W 43.01 feet to a new iron pin; thence continuing N 52-18 W 171.00 feet to an iron pin;
thence turning and running S 34-44 W 275.00 to a point in the center of Batesville Road,
reference to an iron pin located N 34-44 E 18 feet from the center of said Road; thence
turning and running with the center of said Batesville Road, N 51-38 W 280.11 feet to a
point; thence continuing with said Road, N 48-29 W 362.69 fee to a point, reference to
an iron pin located N 45-00 E 18 feet from the center of said Road; thence turning and
running with property now or formerly owned by Lee Ray Smith, N 45-00 E 234.67 total feet
to an iron pin; thence turning and running N 49-21 W 192.15 feet to an iron pin; thence
turning and running N 45-08 E 352.74 feet to an iron pin; thence N 41-15 E 988.75 feet to
an iron pin; thence N 41-34 E 246.27 feet to an iron pin on the Enoree River; thence run-
ning with the Enoree River the following traverse of: S 46-03 E 130.39 feet to a point;
thence S 31-21 E 100.00 feet to a point; thence S 32-44 E 376.75 feet to a point; thence
turning and leaving said River and running S 42-33 W 70.00 feet to a 12 inch maple; thence
continuing S 42-33 W 208.70 feet to an iron pin; thence S 22-30 W 50.00 feet to an iron pin;
thence turning and running S 53-05 E 123.00 total feet to a nail in the center of Gibbs
Shoals Road; thence turning and running with the center of Gibbs Shoals Road the following
courses and distances: S 45-24 W 69.90 feet to an old nail; thence S 41-01 W 100.00 feet
to an old nail; thence S 37-34 W 99.93 feet to an old nail; thence S 33-50 W 99.91 feet to
an old nail; thence S 27-23 W 99.97 feet to an old nail; thence S 22-14 W 99.82 feet to
an old nail; thence S 18-35 W 99.87 feet to an old nail; thence S 16-14 W 99.77 feet to an
old nail; thence S 15-04 W 93.63 feet to a new nail; thence S 13-52 W 106.08 feet to an
old nail; thence S 12-44 W 82.07 feet to an old nail, being the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of the mortgagees
to be recorded of even date herewith.

Seller releases 50% of frontage road property at closing and, thereafter, Seller shall
release 10% of total frontage for every \$25,000.00 principal paid by Purchaser. Remaining
acreage shall be as requested by Purchaser.

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, suc sors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove 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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