

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS,

MAY 14 3 06 PM '84
Robert L. Smith
DUNN & WALKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Anderson College, as Trustee under those certain agreements as set forth in Deed Book 1048 at Page 456 and Deed Book 1094 at Page 146,

(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

Sixty Thousand and NO/100----- Dollars (\$ 60,000.00) due and payable

According to the terms of the Note dated herewith.

with interest ~~thereon~~ from maturity at the rate of 10% ---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 on the Northern side of White Horse Road Extension, containing 15.43 acres, more or less, including certain right-of-way on Hicks Road and Laura Lane, said description being made according to a survey of W. R. Williams, Jr., licensed surveyor, dated December, 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of White Horse Road Extension, at the front corner of property of now and formerly Baptist Foundation of South Carolina, Inc., and running thence with said property line, N 45-18 W, 582.4 feet to an iron pin; thence N 40-01 E, 525.1 feet to an old iron pin; thence S 36-45 E, 188 feet to an old iron pin; thence N 54-01 E, 274.3 feet to a nail and cap at the center line of Hicks Road; thence along the center line of Hicks Road; N 35-02 W, 259.4 feet to an old iron pin at the intersection of Laura Lane; thence along center line of Larua Lane, N 45-15 E, 276.5 feet to a nail and cap in the center line of Laura Lane; thence S 31-15 E, 726 feet to an iron pin; thence S 2-15 W, 85.8 feet to an iron pin; thence S 36-36 W, 449 feet crossing Hicks Road to an old iron pin on the Northern side of White Horse Road Extension; thence along the Northern side of White Horse Road Extension, S 68-25 W, 442 feet to an iron pin, the point of beginning.

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina on the northern side of White Horse Road Extension, containing 11 acres, more or less, being described on the tax records for Greenville County on Sheet No. 379, Block 1, Parcel 41 and being further described as follows:

BEGINNING at the southwesterly corner of said tract on White Horse Road Extension where said tract adjoins Lot No. 19 on plat recorded in Plat Book QQ at Page 117A, RMC Office for Greenville County, and running thence with said property line, N 68-33 E, 1197 feet to a point; thence N 57-30 W, 597 feet to a point; thence S 55-30 W, 1048 feet, more or less, to a point where said property adjoins Lot No. 17 on the aforementioned Plat QQ - 117A; thence S 50-30 E, 145 feet to a point; thence S 22-15 E, 161.9 feet to the point of beginning.

This is the same property as conveyed to the Mortgagor herein by deed of Anderson College, as Trustee recorded in the RMC Office for Greenville County on even date 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 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.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
MAY 14 1984
STAMP TAX
PA. 11218
24.00

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